

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
(Special Meeting)
Minutes - July 31, 1989

A special meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on July 31, 1989, in the Council Conference Room, at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Dan Hurt (Ward III); Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

Planning Director Duepner presented an overview of the Department of Planning/Economic Development policy relative to Board of Zoning Adjustment applications. He noted that the cut-off date for applications is a Wednesday, approximately twenty-nine (29) days prior to the Board of Adjustment Meeting. The reason for this cut-off is to allow adequate time for staff review and for the applicant to make revisions as may be necessary prior to publication of the hearing notice in the newspaper. Hearing notices for Board of Adjustment petitions must be published in the newspaper at least ten (10) days prior to the Board Meeting.

The main item on the Committee Agenda was a review of the Comprehensive Plan Issue and Policy Statements. Director Duepner presented an overview of the process and noted that the Planning Commission has endorsed the Issue and Policy Statements by a vote of 6 to 2, at its meeting on July 24, 1989. The Committee was requested to review and recommend endorsement of the issue and policy statements to the City Council. Upon review of the Issue and Policy Statements, the following comments were made by members of the Committee.

Page 4, 1.2.5 Chesterfield Valley Development: Consideration should be given to a statement relative to insulation for obtaining acceptable interior noise levels for residential development in the area south to Wild Horse Creek Road.

Page 6, 1.3.3 Urban Core: A mean sea level height limitation for buildings in the City should be considered.

Page 7, A 2.1 Residential Development-Issue Statement: In view of the number of elderly units between U.S. Highway 40 and Fee Fee Road on Olive Boulevard, Chesterfield Fire District should be queried relative to provisions to deal with this condition.

Page 9, 2.2 Retail Facilities-Issue Statement: Possible reference should be made to small commercial development at Ladue and Green Trails, and Clarkson Centre.

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Page 10, 2.2.3 Neighborhood/Service Oriented Retail Facilities: The Committee was of the opinion that the second paragraph of this policy statement should end after the word "nodes." The Committee also believes that either the policy should be totally specific, or not, relative to location of commercial development.

Page 21, 4.2.1 Stormwater Management Plan: The Committee was of the opinion that a statement to the effect that, whenever possible, the plan should address reasonable reduction of stormwater discharge should be considered.

Page 26, 5.1.2 Architectural/Design Review: The policy statement should recognize that this activity is currently being undertaken by the City.

By a vote of 3 to 0, the Committee endorsed the Issue and Policy Statements submitted and endorsed by the Planning Commission with the following reservations:

1. Policy 2.2.3 should either be specific relative to location of commercial development, or not specific in this regard.
2. Policy 4.2.1 should include a statement that any stormwater management plan should address reasonable reduction of stormwater discharge, where possible.

The meeting adjourned at 7:05 p.m.