SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
AUGUST 4, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on August 4, 1993, at 5:53 p.m., in the City Council Conference Room. In attendance were Chair Susan Clarke (Ward II); Councilmember Nancy Greenwood (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Dick Hrabko (Ward IV). Also in attendance were Councilmember Ed Levinson (Ward II); Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Senior Planner; and Toni Hunt, Planner I.

ITEM I. Correspondence from the Chesterfield Community Development Corporation concerning Excursion Boat Riverfront Entertainment Center.

Chesterfield Community Development Corporation (CCDC) Director John Langa addressed the Committee. He outlined the proposal that the CCDC had prepared and submitted relative to conducting forums on the issue of riverfront entertainment centers, and an outline for a request for proposal on the matter. He indicated it would be difficult to prepare a request for proposal without knowing the desired improvements sought by the City. Mr. Langa also requested that the Council authorize the issue of "Riverboat Gambling" be placed on the November Ballot.

Mr. Keith Kramer, Executive Director of the CCDC, addressed the Committee and indicated that, if the Council approved placing the issue of "Riverboat Gambling" on the November Ballot, the CCDC would look towards holding impartial forums to inform the public on this issue.

There was discussion and questions by members of the Committee to Mr. Langa and Mr. Kramer.

Mr. Langa emphasized that it would be difficult to put together an RFP, until such time as the City indicates those items, improvements, or whatever, it would seek from a prospective riverboat gambling facility. It was noted that interested parties have inquired whether the proposals would be open-ended, or whether specific improvements sought by the community would be identified. In addition, the community will need to identify a selection process and timing for consideration of proposals.

Councilmember Hrabko noted that the selection process for an operator would probably be similar to that which the City utilizes for selecting consultants. The process could utilize the CCDC to review and recommend, with the final decision by the full City Council.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt that the CCDC prepare a proposed Request for Proposal, to be submitted to the Committee for discussion at the next P&Z Meeting, and the question of placing the "Riverboat Gambling" issue on the November, 1993 ballot be included on the August 16th agenda of the Council.

There was discussion relative to what would be presented and discussed at the forums arranged by the CCDC.

Mr. Kramer indicated that representatives from Laclede's Landing, the State Gaming Commission, and opponents of riverboat gambling, could be asked to attend. The dates of the forums would be set once a decision was made relative to placement of the issue on the Ballot.

Councilmember Greenwood inquired relative to additional security resulting from riverboat gambling.

Mr. Langa noted that past experience has shown there would be need for crowd control and additional fire protection measures, since structures would be located on the river.

The motion was approved by a vote of 4 to 0.

ITEM II. P.Z. 13 & 14-93 Wesley and Teresa Byrne, Sycamore Development Corporation and Joseph and Paulette Schmersahl (Twin Estates at Sycamore Ridge); "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and Planned Environment Unit Procedure (PEU) in the "R-3" 10,000 square foot Residence District; north of Kehrs Mill Road at Sycamore Drive.

Director Duepner summarized the report and recommendation of the Planning Commission. He also summarized correspondence submitted by Mr. Bud Miceli requesting consideration of revision of some of the Planning Commission recommended conditions.

Councilmember Hrabko indicated his concern relative to allowing any construction traffic on Wendimill Drive.

Mr. Doug Krull and Ms. Cindy Buchholz, both residents of the area, addressed the Committee relative to concerns about stormwater in the area and potential problems as a result of the development.

It was noted that the Meadowbrook Country Club discharges stormwater which impacts the current Sycamore Place detention area. Ms. Buchholz also indicated that she was in favor of the relocation of Sycamore Drive.

Mr. Miceli indicated that, except for the conditions which he addressed in his correspondence, he was in agreement with all other recommended conditions of the Planning Commission.

Mr. Robert Knickmeyer addressed the Committee as a homeowner/trustee of Sycamore Place Subdivision. He expressed concern about the responsibility for maintenance of the detention area within Sycamore Place.

Councilmember Hrabko indicated that what may be needed is an evaluation by the Department of Public Works relative to the stormwater issue prior to Council vote.

Mr. Miceli responded that the additional homes proposed in this development would assist in the maintenance of the Sycamore Place detention area.

Relative to the issue of retaining trees, Mr. Miceli indicated that trees on the perimeter would be retained; however, those in the middle of the development could not be due to the extent of development.

Director Duepner noted that the preliminary plan submitted by the petitioner clearly indicated trees to be retained in the middle portion of the site, as well as along the perimeters.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt for amending of Conditions o. and v. to read respectively:

o. Retention of existing tree masses and individual trees shall be provided for. Trees to be retained and all proposed landscaping shall be depicted on a site development plan. Prior to the preparation of the site for development and the approval of the site development plan, a landscape plan depicting all existing trees and those to be retained shall be submitted to the Planning Commission for review and approval.

v. Construction traffic will not be allowed to use Wendimill Drive, unless in the event that Sycamore Drive remains at its current location, construction traffic will be permitted access to Wendimill Drive subject to review and approval by the Planning and Zoning Committee.

Inclusion of a condition to require final approval of site development and landscape plan by City Council.

The motion for amending the conditions was approved by a vote of 4 to 0.

A motion was made by Councilmember Hrabko and seconded by Councilmember Greenwood for approval of P.Z. 13 & 14, as amended by the Planning and Zoning Committee. **The motion was approved by a vote of 4 to 0.**

Note: A bill relative to this matter is needed for the August 16, 1993 City Council Meeting.

ITEM V. P.C. 108-86 Shell Oil Company; Request for amendment of "C-8" Planned Commercial District Ordinance; northeast corner of the intersection of Chesterfield Parkway North and Olive Boulevard.

Director Duepner summarized the report of the Planning Commission recommending approval of amending the "C-8" District Ordinance to allow a temporary sign, for a maximum total of thirty (30) days per year.

There was discussion by the Committee relative to the time period for temporary signage.

A motion was made by Councilmember Greenwood for approval per Planning Commission recommendation. The motion was seconded by Councilmember Hurt.

Councilmembers Greenwood and Hurt voted yes, Councilmembers Hrabko and Clarke voted no. **The motion failed for lack of a majority.**

A motion was made by Councilmember Hrabko and seconded by Councilmember Clarke to allow temporary signage for a total of sixty (60) days during the year. Councilmembers Clarke and Hrabko voted yes, Councilmembers Greenwood and Hurt voted no. **The motion failed for lack of a majority.**

The item was forwarded to the City Council with no recommendation.

Councilmember Hurt noted the Planning Commission voted 9 to 0, to limit the temporary sign for a maximum total of thirty (30) days during the year.

ITEM VI. P.C. 13-88 Geriatrics Management, Inc. (Terraces at Woodsmill Cove); Request for amendment of PEU in the "R-3" 10,000 square foot and the "FPR-3" Flood Plain 10,000 square foot Resident Districts; west side of Old Woods Mill Road, north of Conway Road.

Director Duepner summarized the report of the Planning Commission recommending approval.

A motion was made by Councilmember Clarke and seconded by Councilmember Hrabko for approval in accord with the Planning Commission recommendation. **The motion was approved by a vote of 4 to 0.**

Note: A bill relative to this matter is needed for the August 16, 1993 City Council Meeting.

ITEM III. Memorandum from the Director of Planning concerning Request for Proposal (RFP) for revision of the Zoning and Subdivision Ordinances.

Director Duepner summarized the RFP prepared for revision of the Zoning and Subdivision Ordinances.

Councilmember Clarke noted that page 3 of the RFP be revised to indicate "can" instead of "should."

A motion was made by Councilmember Clarke and seconded by Councilmember Hrabko that a copy of the RFP be forwarded to the groups identified in City Administrator Herring's memorandum, as well as to the Home Builders Association. **The motion was approved by a vote of 4 to 0.**

ITEM IV. Memorandum from the Director of Planning concerning P.C. 38-78 Sachs Properties, Inc. (Elbridge Payne Office Park/Applebee's Restaurant).

Director Duepner noted the letter received from Councilmember Clarke and Councilmember Levinson requesting Council review of the site development plan for P.C. 38-78 Sachs Properties, Inc. (Elbridge Payne Office Park/Applebee's Restaurant).

There was discussion relative to the policy of Council review of site plans.

Director Duepner noted that in accord with the policy, Planning Commission review of the site development plan is still necessary; however, the Commission would act in an advisory capacity and make a recommendation. Final action upon the site plan would be by the City Council. As the site plan for Applebee's had not been acted-upon by the Planning Commission, there would still be need for review by the Planning Commission, which could occur at its August 23rd meeting.

Councilmember Clarke withdrew her request for Council review of the site plan, thus final review and action upon the site development plan will be by the Planning Commission.

ITEM VII. Memorandum from the Director of Planning concerning proposed development in the City of Town and Country.

This matter was received and filed by the Committee.

ITEM VIII. Memorandum from the Director of Planning concerning B.A. 3-93 The Hayden Company.

This matter was received and filed by the Committee.

ITEM IX. Memorandum from the Director of Planning concerning P.C. 83 & 84-93 J & M Joint Venture No. 3.

This matter was received and filed by the Committee.

ITEM X. **Site Plans, Building Elevations and Signs reviewed by Planning Commission on July 12, 1993.**

A. P.C. 38-78 Sachs Properties, Inc. (Elbridge Payne Office Park/Applebee's Restaurant); "C-8" Planned Commercial District Site Development Section Plan, Landscape Plan and Architectural Elevations; southeast quadrant of I-64/U.S. Highway 40-61 and Clarkson Road.

B. P.Z. 7-93 The Hayden Company (Somerset, formerly Chesterfield Valley Estates); Planned Environment Unit Procedure (PEU) in "R-1A" and "R-2" Residence Districts Site Development Plan and Landscape Plan; north side of Wild Horse Creek Road, east of Long Road.

C. P.Z. 9-91 JPR Corporation (Sachs Maintenance Facility); "M-3" Planned Industrial District Site Development Section Plan (Phase 1) and Site Development Concept Plan (Phase 2 and Phase 3), Landscape Plan, and Architectural Elevations (Phase 1); north side of Chesterfield Airport Road, east of Olive Street Road.

ITEM XI. Site Plans, Building Elevations and Signs reviewed by Planning Commission on July 26, 1993.

A. P.Z. 9-93 Grasse Properties, Inc. (Brook Hill Estates Addition Phase 2); Site Development Plan and Architectural Elevations; west side of Straub Road, north of the intersection of Straub Road and Clayton Road.

B. P.C. 91-88 The Siteman Organization (Spirit Trade Center, Lot 6, C.A.P.S.); "M-3" Planned Industrial District amended Site Development Section Plan, Landscape Plan and Architectural Elevations; south side of Chesterfield Airport Road, west of Long Road.

The meeting adjourned at 7:45 p.m. [PZC-SUM.804]