

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - August 8, 1989

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on August 8, 1989, in the Council Conference Room, at 6:00 p.m. In attendance were Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; and Barbara McGuinness, Chairman City of Chesterfield Planning Commission. Chairman Richard Hrabko (Ward IV) arrived later during the meeting.

Item #1 Proposed Eastward Annexation by the City of Chesterfield.

Director Duepner presented a map depicting the extent of proposed eastward annexation endorsed previously by the Committee. The boundary of the eastward annexation would follow the current right-of-way of Woods Mill Road from just north of Highway 40 to Ladue Road, and then northward of Ladue Road the boundary would follow the approximate corridor of the Woods Mill Road Extension northward to Olive Boulevard. Director Duepner presented to the Committee a further eastward extension of the boundary to include the Maryville College property and St. Luke's Hospital, and areas eastward to Babler Road. The Committee supported this eastward area, and also discussed extending the line eastward to include Bellerive Country Club and Bellerive Estates. The Committee directed Staff to investigate this matter and report back as soon as possible.

A motion was made by Councilmember Hurt to endorse the eastward extension of the proposed annexation area to include the Maryville College property and Babler Road. The motion was seconded by Councilmember Hathaway, and approved by a vote of 3 to 0.

(Councilmember Hrabko arrived at the meeting at this time.)

Item #2 Request for commercial rezoning within the City of Ballwin for property located at the southwest corner of the intersection of Kehrs Mill and Clarkson Roads.

Director Duepner presented to the Committee a report on action by the City of Ballwin Planning Commission unanimously recommending approval of commercial rezoning for property at the southwest corner of Kehrs Mill and Clarkson Roads. The proposed use is a drive-up bank facility.

On discussion, Committee members expressed concern of the possible impact of commercial zoning of this property, and noted that in the past the City of Clarkson Valley had been opposed to any commercial zoning at the intersection of Clarkson and Kehrs Mill Roads.

A motion was made by Councilmember Hathaway to send a letter to the Mayor of the City of Ballwin noting the objection of the City of Chesterfield to the requested rezoning, and its possible impact on the City of Chesterfield. The motion was seconded by Councilmember Bute, and approved by a vote of 4 to 0.

Item #3 Request for compensation for Members of the City of Chesterfield Planning Commission.

Planning Commission Chairperson Barbara McGuinness noted that her request was not seeking compensation, but rather reimbursement for expenses incurred by Planning Commission Members. She noted that State Statutes do not allow for compensation of Planning Commission Members.

The Committee discussed the type of expenses which could be reimbursed, such as mileage, and those which should not be, such as meals or entertainment.

A motion was made by Councilmember Hathaway to recommend to the Finance and Administration Committee approval of reimbursement for expenses incurred by Planning Commission Members, excluding entertainment, and pending verification by the City Attorney on the matter. Councilmember Hrabko seconded the motion, and the motion was approved by a vote of 4 to 0.

Item #4 St. Louis County Heliport Plan Environmental Assessment Hearing.

Planning Specialist Kleiner presented a memorandum from Jerry Duepner to Michael Herring, for informational purposes only.

The memorandum was received and filed.

Item #5 Correspondence from St. Louis County Department of Highways and Traffic concerning an extension of Clayton Road to Highway 109.

Planning Specialist Kleiner presented a memorandum from Mr. Richard Daykin to the County Council, concerning the County's plans to connect 109 with Clayton Road. It was noted that extension will reinforce Clayton Road as an arterial road, with a potential subsequent increase in traffic.

This information was received and filed.

Item #6 Correspondence from Dr. J. R. Schnatmeier of the St. Thomas United Church of Christ.

Planning Specialist Kleiner presented a letter from Dr. J. R. Schnatmeier to the Department of Planning/Economic Development, requesting that the issue of off-site direction signs for churches be addressed. The PED Committee has requested that the Department draft Zoning Ordinance amendment wording, permitting off-site direction signs for churches, and that this matter be submitted for review by the Committee at its next meeting.

Item #7 City acceptance of private streets.

Planning Specialist Kleiner presented a memorandum on the above subject, for information purposes only.

Item #8 Ballot issues - St. Louis County.

Planning Specialist Kleiner presented a memorandum noting that increases in fees charged for various services was on the ballot for today's election. The City Attorney is of the opinion that we should place on an upcoming ballot, those fees charged by St. Louis County under contractual services, if approved by voters on August 8th.

Item #9 St. Louis County rezoning petition - P.C. 108-87 Clubhouse Inn - A Kansas City Corporation; amended "C-8" Planned Commercial District, east side of Woods Mill Road at Conway Springs Drive.

Planning Specialist Kleiner indicated to the Committee that the final decision on this petition will occur in September. The Committee instructed the Department to report back with information on the density of the proposed project. The Department will present this information at the next PED Committee Meeting on Wednesday, August 21st. At that time, the Committee may desire to take a position on the petition.

Item #10 Site Plans, Building Elevations, and Signs approved by the Planning Commission at its July 24th Meeting.

Planning Specialist Kleiner presented these items for information purposes only.

- A. P.C. 87-86 Leo Eisenberg (Lord of Life Lutheran Church); amended Planned Environment Unit in "R-6A" District Building Elevations; southeast corner of Clarkson and Baxter Roads.
- B. Howard Price Turf Equipment (Spirit Airpark); "M-3" District amended Site Development Plan; north side of Edison Avenue.

Item #11 Zoning Ordinance Protest Procedure for Petitions.

Planning Specialist Kleiner indicated to the Committee that the Department and City Attorney are exploring an amendment to the protest procedure, decreasing the time involved in filing a protest. The Department and City Attorney will draft a proposed amendment to the Ordinance, and the issue will eventually return to this Committee.

The meeting adjourned at 7:15 p.m.