

**SUMMARY**  
**PLANNING AND ZONING COMMITTEE MEETING**  
**AUGUST 17, 1994**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:32 p.m., in the City Council Conference Room, on August 17, 1994. In attendance were Vice-Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); and Councilmember Mike Cullen (Ward IV). Also in attendance were Mayor Jack Leonard and Jerry Duepner, Director of Planning.

**ITEM I.** Approval of summary of Planning and Zoning Committee meeting of August 3, 1994.

A motion was made for approval of the meeting summary by Councilmember Flachsbart and seconded by Councilmember Levinson. The motion was approved by a vote of 2 to 0.

**ITEM II.** Memorandum from the Director of Planning concerning Western Annexation.

Director Duepner summarized the memorandum concerning the Western Annexation.

There was discussion by the Committee relative to the timing of the annexation vote.

Councilmember Flachsbart suggested that the principal work for the annexation should be done in 1995, so that the costs may be budgeted for that year.

Vice-Chairman Levinson indicated that the matter should be handled as expeditiously as possible.

The Committee directed the Staff to gather more information and time lines for possible February and April, 1995 votes, and present that information at the next meeting of the Planning and Zoning Committee.

There was general consensus by the Committee to allocate funds for the annexation, but, at this time, a decision on the matter of funding would be delayed pending a time line.

#### ADD ON #1

As directed at the City Council Meeting of August 15, 1994, the issue of mailing a letter to residents within the proposed Southern Annexation area was discussed. The issue was whether or not a letter, along with a copy of the Ordinance of Intent passed by Council relative to the Southern Annexation were to be sent to property owners in the area.

Director Duepner noted that the Deputy City Clerk had contacted Commercial Letter and obtained a quote of \$554.38 for the mailing, if the City provides labels and items to be mailed.

Vice-Chairman Levinson suggested that the amount come from the Planning Department's Budget, noting the Department had funds earmarked for Advertising.

Director Duepner noted he was unsure of the amount which, to date, the Department had expended for advertising of public hearing notices.

Vice-Chairman Levinson indicated that, if towards the end of the year the Department needed additional funds in this account, the Department should come back to the Planning and Zoning Committee for an allocation.

Councilmember Flachsbart stated that, in his opinion, the letter should only be sent to the trustees, and that the amount should come from the Contingency Fund.

A motion was made by Councilmember Levinson that the letter be sent to the property owners within the area, based on a mailing list obtained by the Mayor, and that the cost (approximately \$560) come from the Planning Department Budget. He also noted that if additional funds were needed by the Department of Planning prior to the end of the year, they should come back to the Planning and Zoning Committee for a recommended allocation. The motion was seconded

by Councilmember Cullen and approved by a vote of 2 to 1, with Councilmember Flachsbart voting no.

ITEM III.

Memorandum from the Director of Planning regarding licensing of News Racks.

Director Duepner summarized the memorandum.

Councilmember Flachsbart noted that of concern was control of the appearance, location and size of the newspaper racks. He also indicated that newspaper racks are vending machines, and thus they should be licensed.

Councilmember Cullen concurred with Councilmember Flachsbart relative to the issues of appearance, location and size; but, questioned how city ordinances define a vending machine. An additional question is how much revenue the City could derive from a license fee for newspaper vending machines, and whether such a fee could be readily enforced.

Councilmember Levinson noted that the report of the Director of Planning indicated a number of other communities do not license, or attempt to license, newspaper racks. He posed the question of why the City of Chesterfield should do so.

Director Duepner summarized how the issue of news racks had originally come to the Planning and Zoning Committee from the Public Health and Safety Committee, and that, at the present time the issue before the Committee was what direction the City should take in regulating news racks.

Councilmember Cullen cited Councilmember Tilley's concern about the proliferation of news racks along with those of real estate firms.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Cullen that Staff should check with the County and State Municipal Leagues to find out whether any jurisdiction has successfully licensed newspaper racks.

Director Duepner suggested, and the Committee concurred, that he also request any information regarding regulation of appearance and location, other than that of the City of Clayton.

**The motion was approved by a vote of 3 to 0.**

**ITEM IV.**

Memorandum from the Director of Planning regarding McDonald's Restaurant in Clarkson Square Shopping Center (Lea Oak and Clarkson Road).

Director Duepner summarized the history of the issue relative to the McDonald's Restaurant in Clarkson Square Shopping Center.

There was discussion by the Committee relative to the circulation revisions proposed by McDonald's.

Director Duepner noted the matter would, in all likelihood, be coming to the Committee in the near future, once McDonald's submitted to the Planning Commission a request for an amendment of the ordinance provisions governing signage at the site.

**This matter was received and filed.**

**ITEM VII.**

Memorandum from the Director of Planning concerning Density Development Procedure (Zoning Ordinance Section 1003.183).

Director Duepner summarized the memorandum concerning the Density Development Procedure.

It was noted that a petition for development under the Density Development Procedure had been submitted to the Department of Planning on Tuesday. The site was located on the north side of Olive Boulevard, immediately west of the River Bend West Subdivision. The proposed developer of the site, Mr. Thomas Wolfner, was in attendance, and indicated his desire to develop the site, and work with existing topography.

There was discussion by the Committee relative to the distinction between a Planned Environment Unit proposal and a Density Development Procedure.

Director Duepner noted that under the Density Development Procedure, no public hearing is scheduled, the matter is submitted to the Planning Department, who then forwards a report to the City Council, which would come through the Planning and Zoning Committee.

**The memorandum was received and filed.**

ITEM V.

Memorandum from the Director of Planning concerning revision of Zoning and Subdivision Ordinances.

Director Duepner summarized this memorandum concerning the revision of the Zoning and Subdivision Ordinances.

Vice-Chairman Levinson cited concerns about Issue #3. He noted that the City was working towards a 500-Year Levee, and that Issue #3, he believed, fell outside the scope of work for the consultant.

Councilmember Cullen concurred that Issue 3 was outside the scope, and that no comment was needed on that matter.

Councilmember Flachsbart indicated he would like to hear comment on the matter.

Councilmember Cullen noted that the consultant should focus on the other issues, and that those in themselves would involve substantial work.

Vice-Chairman Levinson moved that Issue #3 be deleted from the August 5, 1994 memo, noting the commitment of the City to a 500-Year Levee for Chesterfield Valley. Councilmember Cullen seconded the motion, noting that the consultant should restrict to the terms of the contract agreement, and environmental issues were being reviewed by others. Councilmember Cullen also suggested that Mr. Kendig meet with the consultants who are working on the Valley plans. **The motion was approved by a vote of 2 to 1, with Councilmember Flachsbart voting no.**

ITEM VI.

Memorandum from the Director of Planning concerning West Area Study.

Director Duepner summarized the memorandum concerning the West Area Study.

Vice-Chairman Levinson noted that, in prior discussions, the Planning Commission indicated it would submit to the Planning and Zoning Committee any proposed revisions to the Comprehensive Plan. He also indicated there is currently no two (2) acre category, and that it is his opinion that, if the matter is approved, there will be litigation, and he does not desire to be a party to that litigation.

**The memorandum was received and filed.**

ITEM VIII. City of Chesterfield Policies on Stormwater Detention/Retention.

**This item was held.**

ITEM IX. Memorandum from the Director of Planning concerning Appearance Code.

**This item was held.**

ITEM X. Memorandum from the Director of Planning regarding Off-Site Directional Signage.

**This item was held.**

ITEM XI. P.Z. 11-93 City of Chesterfield Planning Commission; revisions to Sign Regulations.

**This item was held.**

ITEM XII. Memorandum from the Director of Planning regarding 1994 Meeting Schedule

**This item was held.**

ITEM XIII. The next meeting of the Planning and Zoning Committee will be Thursday, September 8, 1994, at 5:30 p.m.

The meeting adjourned at 6:40 p.m.

[PZC-SUM.817]