

Planning/Economic Development Committee Meeting
August 22, 1990
Minutes

A meeting of the Planning/Economic Development Committee of the City of Chesterfield Council was held on August 22, 1990, at 5:37 p.m., in the City Council Conference Room. In attendance were Betty Hathaway, Chairman (Ward I); Jade Bute (Ward II); Dick Hrabko (Ward IV); Mayor Jack Leonard. Councilmember Dan Hurt (Ward III) arrived later. Also in attendance were Councilmember June Schroeder (Ward II); Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; Barbara McGuinness, Chairman City of Chesterfield Planning Commission; Mr. Marvin King, 11906 Manchester, Suite 209; T. V. Mattingly, 241 Fox Chapel (Alderman, City of Clarkson Valley); Ed Levinson, 1586 Milbridge; Marcia McDonald, 14986 Chateau Village Drive; Eileen Kay, 14855 Clayton Road; Gerald Wolf, #1 Weiss Avenue.

ITEM #1 P.Z. 6-90 Lenette Realty & Investment Company and Boatmen's Bankshares, Inc.; "R-2" and "C-2" District "C-8" and amended "C-8" Planned Commercial District; southwest corner of Baxter and Clayton Road.

Director Duepner presented an overview of the revised conditions as recommended by the City Council at its meeting of August 20, 1990. Director Duepner also advised the Committee that he had been contacted by Mr. Michael Lazaroff, the petitioner's representative, who indicated that it was the intent of the petitioner to submit a request for withdrawal of P.Z. 6-90. This request for withdrawal will require action by the City of Chesterfield Planning Commission. Director Duepner responded to questions concerning the procedure for withdrawal of petitions.

This matter was then placed on hold awaiting the request for withdrawal and action thereon.

ITEM #2 P.Z. 10-90 Riverdale Homes, Inc.; "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; east side of White Road, approximately 150 feet south of Green Trails Drive South.

Director Duepner presented the recommendation for approval by the Planning Commission. A motion was made by Councilmember Hrabko for approval. The motion was seconded by Councilmember Bute, and passed by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the September 4, 1990 City Council Meeting.

ITEM #3 P.Z. 11-90 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.182 Commercial Service Procedure (CSP).

Planning Specialist Kleiner presented the recommendation of the Planning Commission for approval of amendment to the Zoning Ordinance. Councilmember Hrabko suggested a change be made to Item #13 (1) d (vii) to allow the Department of Planning/Economic Development to waive some of the preliminary development plan requirements for existing structures. Councilmember Hrabko noted the cost involved in complying with some of the requirements relative to contour information and cross section profiles.

A motion was made by Councilmember Hrabko for approval of the proposed amendment with the revision to Item #13 (1) d (vii) to allow for waiver of preliminary development plan requirements by the Department. The motion was seconded by Councilmember Bute, and approved by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the September 4, 1990 Council Meeting.

ITEM #4 P.Z. 12-90 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.410 Penalties for Violation of Zoning Ordinance.

Planning Specialist Kleiner presented the recommendation of the Planning Commission for approval of the amendment.

A motion was made by Councilmember Bute for approval and seconded by Councilmember Hurt. The motion passed by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the September 4, 1990 Council Meeting.

ITEM #5 P.Z. 18-89 Charles Liebert (Westerly); a request for amendment of PEU in "R-1A" Residence District Ordinance; west side of Schoettler Road, south of Goergetown Drive.

Planning Specialist Kleiner presented the recommendation of the Planning Commission for approval of the amendment. Questions were raised relative to the reduction of the sideyard setbacks and the vote of the Planning Commission (vote of the Planning Commission for approval was 5 to 3). Ms. Kleiner responded that concerns expressed by Planning Commissioners focused on what were considered to be small sideyard setbacks. Director

Duepner noted that the Planning Commission had not submitted a minority report with its letter to the City Council.

A motion was made by Councilmember Hrabko for approval. The motion was seconded by Councilmember Bute and approved by a vote of 4 to 0.

Note: An Ordinance relative to this matter will be needed for the September 4, 1990 City Council Meeting.

ITEM #6 Correspondence from the City Administrator, concerning Development Process.

Director Duepner presented an overview of the memorandum from the City Administrator as well as a memorandum from the Director of Planning/Economic Development and the Director of Public Works relative to the Development Process.

Mr. Ed Levinson addressed the Committee relative to the Development Process. Mr. Levinson cited that every time an additional step is included in the process, the process is complicated further. Councilmember Hrabko noted the desire of the City Council to streamline the process, but at the same time to protect the interest of the public.

Councilmember Hathaway noted that the Committee is interested in knowing what the problems are.

Councilmember Hrabko suggested that the Home Builders Association present a report with suggestions to the Committee.

The Committee inquired as to whether the Department of Planning/Economic Development is preparing a Development Procedures Guide. Director Duepner noted that the Department has been working on such an item, but in view of the current workload, it is not anticipated that this item would be completed within six (6) months. The Committee expressed the opinion that such an informational brochure would probably help alleviate problems and answer many questions.

ITEM #7 Proposed Planning Commission Field Trip.

Planning Commission Chairperson Barbara McGuinness addressed the Committee on the proposed trip of the Planning Commission to Germantown, Tennessee. Ms. McGuinness noted that the trip was merely in the discussion stages and had not been finalized with the entire Planning Commission. She expressed concern that the item may have been prematurely brought to the attention of the Committee since all details of a possible trip had not been fully discussed.

ITEM #8 Correspondence from the City Administrator and the City Attorney, concerning political signs.

Director Duepner presented an overview of the correspondence from both the City Administrator and the City Attorney.

Councilmember Hrabko questioned the current regulations pertaining to political signs. Both Councilmembers Bute and Hathaway noted the problems the City has experienced in controlling signs; and with the control of political signs. Councilmember Bute noted that the City should not spend money on the policing of political signs. It was noted, that establishing time periods or the placement of signs was questionable from a legal standpoint.

Councilmember Hrabko suggested that a bond be established and that there be a minimum charge per sign violation.

The Committee discussed the concept of the bond and the charge per sign, with a view that the charge per sign be sufficient to discourage violations.

A Motion was made by Councilmember Hurt to require a \$100.00 bond with a charge of \$5.00 per violating sign, with no limit on the number of political signs. Motion was seconded by Councilmember Hrabko, and approved by a vote of 3 to 1, with Councilmember Bute voting no.

The Department was directed to discuss the matter with the City Attorney and present a proposed bill to the Committee for their consideration.

ITEM #9 Correspondence from the Director of Planning/Economic Development concerning Planning Commission Liaison and reconsideration of recommended conditions for Planned Districts and Special Procedures.

Director Duepner noted that a Procedures Committee of the Planning Commission had met on August 21, 1990, and had discussed this matter and would make a presentation to the Planning Commission at its meeting of August 27, 1990. Accordingly this matter was received and filed by the Committee.

ITEM #10 Correspondence from Mayor Scott Douglass concerning properties at the intersections of Clarkson and Kehrs Mill Road and Clarkson and Wilson Road.

Mr. T. V. Mattingly, an Alderman from the City of Clarkson Valley, addressed the Committee relative to boundary changes for parcels located at the intersections of Wilson and Clarkson Roads, and Clarkson and Kehrs Mill Road. The Committee referred this

matter to its annexation Committee for discussion at future meetings to be held with representatives of Clarkson Valley on annexation.

This action was taken on a motion by Councilmember Bute, and seconded by Councilmember Hrabko. Motion was approved by a vote of 4 to 0.

ITEM #11 Site Plans, Building Elevations and Signs reviewed by the Planning Commission on August 13, 1990.

- A. P.Z. 26-89 Midland-Capitol Properties II (Chesterfield Crossing); Boundary Adjustment Plat; west side of Clarkson Road, at Lea Oak Drive. (This item for information as action taken by Council on August 20, 1990.)
- B. P.Z. 5-90 Gerald Kerr Homes (Amherst); PEU in "R-2" Residence District Site Development Plan and Building Elevations; north side of Conway Road, at the terminus of White Plains Drive.
- C. P.C. 22-88 Charles Hennemeyer, Inc. (Savings of America); "C-8" Planned Commercial District Exterior Mosaic; east side of Clarkson Road, north of Baxter Road.
- D. Schoettler Estates Subdivision (Lot 1); Boundary Adjustment Plat; south side of Highcroft Drive, approximately 500 feet west of Schoettler Road. (This item for information as action taken by Council on August 20, 1990.)
- E. P.Z. 12-89 Taylor-Morley-Simon (Oaktree Estates); PEU in "R-2" Residence District Amended Site Development Plan and Architectural Elevations; west side of Schoettler Road, north of Highcroft Drive.
- F. P.C. 93-88 Daniel Stegmann; "C-8" Planned Commercial District Site Development Concept Plan; southeast corner of Chesterfield Airport Road and Wild Horse Creek Road.

ITEM #12 Adjournment

The Meeting adjourned at 6:39 p.m.