

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
Meeting Summary
October 8, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on October 8, 1991, at 5:32 p.m., in the City Council Conference Room. In attendance were Councilmember Jade Bute, Acting Chairperson, (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV); and Mayor Jack Leonard. Also in attendance were City Administrator Michael G. Herring; Director of Finance Jan Hawn; Jerry Duepner, Director of Planning/Economic Development; and Senior Planner Laura Griggs-McElhanon.

ITEM I. Correspondence from the Director of Planning/Economic Development regarding B.A. 14-91 Mary and Darrell Marks.

Director Duepner presented a summary of action by the Board of Adjustment regarding B.A. 14-91 Mary and Darrell Marks.

This matter was received and filed by the Committee.

ITEM II. Memorandum from the Director of Planning/Economic Development concerning Proposed 1992 Budget for Department of Planning/Economic Development.

Director Duepner presented an overview of the proposed 1992 Department Budget.

Councilmember Hurt inquired about funds allocated for training and attendance at various sessions.

Director Duepner noted that he, as well as the Senior Planner and Planning Specialist, were scheduled to attend conferences.

A motion was made by Councilmember Hrabko for approval of the proposed 1992 Budget for the Department of Planning/Economic Development. The motion was seconded by Councilmember Bute, and approved by a vote of 3 to 0.

ITEM III. Memorandum from the Director of Planning/Economic Development concerning St. Louis County Planning Commission Public Hearing for P.C. 75 & 76-91 James O'Connor, III (east side of Eatherton Road, with frontage on the south side of Orville Road).

Director Duepner summarized the proposal presented to the St. Louis County Planning Commission at a public hearing on September 30, 1991. The earliest possible date for County Planning Commission action on this matter would be at its Executive Meeting on November 4, 1991.

The Committee received and filed the information.

ITEM IV. Memorandum from the Director of Planning/Economic Development regarding Department Policy.

Director Duepner summarized proposed Department policy concerning submittal of plans and plats for review by the Planning Commission.

A motion was made by Councilmember Hurt and seconded by Councilmember Hrabko that the Department policy be approved. The motion passed by a vote of 3 to 0.

ITEM V. Memorandum from the Director of Planning/Economic Development regarding Chesterfield Crossing Shopping Center (P.Z. 26-89 Midland-Capitol) and Clarkson Grove Condominiums.

Director Duepner presented a history of this matter to the Committee.

Councilmember Hrabko expressed concern that, in his opinion, the location of the transformer still creates an unsafe condition.

The Committee unanimously directed that the Department of Planning/Economic Development send a letter to the President of the Residents Association, Mr. Robert Hixson, and Capitol-Land, including the correspondence received from the Public Service Commission. The Committee indicated that the letter should note the Committee does not agree with the determination of the Public Service Commission.

ITEM VI. Site Plans, Building Elevations and Signs reviewed by Planning Commission on September 23, 1991.

A. P.C. 78-82 Alvin D. Vitt and Company (Chesterfield Valley Center): "M-3" Planned Industrial District Site Development Plan and Amended Architectural Elevations; west side of Goddard Avenue, north of Chesterfield Airport Road.

No action was taken by the Committee relative to these matters.

ADD-ONS

ITEM VII. Councilmember Hrabko asked that the Planning Commission be requested to consider amending the Sign Regulations to allow for neighborhood identification banners. It was noted that the Wild Horse Subdivision was recently cited for a zoning violation for banners having a graphic and the name Wildhorse at various locations within the subdivision.

Director Duepner noted that, according to the current Sign Regulations, these banners are considered temporary signs, and not permitted.

Councilmember Hrabko recommended that the Planning Commission be requested to consider allowing banner signs in residential areas, as long as the banners contained the name of the development and a non-commercial/non-business type of graphic.

Councilmember Bute expressed concern about maintenance of such banner signs.

Councilmember Hrabko also requested that the Department of Planning/Economic Development hold further action on any banner signs which were in place as of October 8, 1991, which contain merely the name of the development and a non-commercial/non-business graphic. Councilmember Hrabko's motion was seconded by Councilmember Bute, and approved by a vote of 3 to 0.

ITEM VIII.

A motion was made by Councilmember Hurt that a letter be sent to Sverdrup, Incorporated, reminding them of the Ordinance requirement for placement of lights along South Outer Forty. Councilmember Hurt noted that the Missouri Highway and Transportation Department will soon be in the process of letting contracts for work within this area, and it would appear now would be an appropriate time for the installation of conduit for the lighting. The letter should also be copied to the Missouri Highway and Transportation Department. The motion was seconded by Councilmember Hrabko, and approved by a vote of 3 to 0.

ITEM IX.

Director Duepner noted that the Planning Commission anticipates taking action on P.Z. 15-91 City of Chesterfield Planning Commission relative to amending the Sign Regulations. It was noted that this matter had been referred back to the Planning Commission to address the issue of rooftop signs. Director Duepner noted that the Commission had inquired that, if action is taken on this matter at the Commission meeting of October 14th, that the matter could be forwarded to the City Council for action at its meeting of October 21, 1991.

A motion was made to allow the Planning Commission report on P.Z. 15-91 to be directly forwarded to the City Council by Councilmember Hrabko and seconded by Councilmember Hurt. The motion was approved by a vote of 3 to 0.

Note: A Bill relative to this matter will be necessary for the City Council Meeting on October 21, 1991.

The meeting adjourned at 6:01 p.m.

[PED--SUM.008]