PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING
City Council Conference Room
October 17, 1990

Minutes

A meeting of the Chesterfield City Council Planning and Economic Development Committee was held on October 17, 1990, at 5:35 p.m., in the City Council Conference Room. In attendance were Mayor Jack Leonard; Councilmember Betty Hathaway, Chairman (Ward I); Councilmember Jade Buto (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV); Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; Mr. John Burrows; Mr. Jim Hall; Mr. Marvin King; Mr. Dick Belzing; and Mr. M. Perryman.

ITEM #1 P.Z. 13-90 Maurice L. Hirsch, Jr.; a request for a Conditional Use Permit in the "NU" Non-Urban District; north side of Wild Horse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive.

Chairman Hathaway noted that the hearing scheduled in response to the Protest Petition had been postponed.

Director Duepner noted that the attorney for the protestors had requested that the hearing be rescheduled for November 21, 1990. After polling the Committee, it was noted that there would not be a quorum present at that meeting. Thus, it was determined that if the hearing were not rescheduled for the November 7, 1990 meeting, the hearing would be held on December 5, 1990.

ITEM #2 P.Z. 14-90 Storage Masters, Inc.; a request for an amended "M-3" Planned Industrial District; west of the intersection of Chesterfield Airport Road and Old Olive Street Road.

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

Mr. John Burrows, the petitioner, addressed the Committee relative to various items of concerns relative to the recommendation of the Planning Commission. Mr. Burrows presented a drawing to the Committee which depicted the sight distance for the outdoor storage area from Old Olive Street Road. Mr. Burrows requested that he be allowed to store six (6) rental trucks on the site, as opposed to the four (4) recommended by the Planning Commission. Old Olive would only be utilized for emergency access to the site.

Councilmember Hrabko inquired about the original rezoning request.

Mr. Burrows indicated that he was the original petitioner for rezoning of the site in question.

Councilmember Hrabko addressed zoning of the property to the east of this site, and noted that, in his opinion, there is a need to halt the trend of metal buildings along arterial roads.

Councilmember Hathaway suggested that, in lieu of the outdoor storage, possibly a covered storage should be considered.

A motion was made by Councilmember Hrabko for denial of P.Z. 14-90. The motion was seconded by Councilmember Hurt, and approved by a vote of 4 to 0.

Note: **An Ordinance relative to this matter will be needed for the November 5, 1990 City Council Meeting.** (The Council may elect to introduce the bill and vote on the matter; or if the Council receives and files the Commission report and does not introduce a bill within ninety (90) days, the petition is deemed denied.)

ITEM #3 P.Z. 18-89 Charles Liebert (Westerly); a request for amendment of PEU in "R-1A" Residence District Ordinance; west side of Schoettler Road at Westerly Drive.

Planning Specialist Kleiner presented the report of the Planning Commission recommending approval of an amendment to allow for a fifteen (15) foot natural landscape buffer along the south property line, adjacent to Lots 11 and 12.

Mr. Marvin King addressed the Committee, noting the desire of the petitioner to have a ten (10) foot natural buffer area. Mr. King indicated that it would be the intent of the petitioner to attempt to save the current tree located on Lot 13.

A motion was made by Councilmember Hrabko to recommend approval of a ten (10) foot natural buffer area along the south line of Lots 11, 12 and 13, with provision for tree well or other means to save the existing tree on Lot 13. 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 November 5, 1990 City Council Meeting.**

ITEM #4 Correspondence from the Director of Planning/Economic Development concerning Political Signs.

A motion was made by Councilmember Hathaway to drop this item from the agenda, and to recommend that current ordinances of the City of Chesterfield dealing with political signs be retained as presently worded. The motion was seconded by Councilmember Hrabko, and approved by a vote of 4 to 0.

ITEM #5 Correspondence from the Director of Planning/Economic Development concerning Review Process for Density Development Procedure Requests (Section 1003.183 of the Zoning Ordinance of the City of Chesterfield).

Director Duepner summarized the process for requesting a Density Development within the City of Chesterfield. It was noted that there is no requirement for a public hearing on a Density Procedure request. The Density Procedure allows for reduction of minimum lot size and setbacks for single-family residential subdivisions, as approved by the City Council.

A motion was made by Councilmember Hrabko that the Density Procedure, as outlined in the Zoning Ordinance of the City of Chesterfield, be eliminated. The motion was seconded by Councilmember Hurt, and approved by a vote of 4 to 0.

ITEM #6 Correspondence from the Director of Planning/Economic Development relative to a Vacation of Easement request for Oaktree Estates Subdivision.

A motion was made by Councilmember Hurt for approval of the Vacation. 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 November 5, 1990 City Council Meeting.**

ITEM #7 Site Plans, Building Elevations, and Signs reviewed by the Planning Commission on October 8, 1990.

A. Spirit of St. Louis Airport (Old FAA Tower/Administration Office): "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations.

The meeting was adjourned at 6:42 p.m.

[MIN10-17.PRD]