

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - October 18, 1989

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on October 18, 1989, in the Council Conference Room, at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairman (Ward IV); Councilmember Jade Buts (Ward II); Councilmember Dan Hurt (Ward III); City Administrator Michael Herring; Finance Director Jan Kluba; Director of Planning/Economic Development Jerry Duespner; and Planning Specialist Anna Kleiner.

Item #1 City Administrator Herring updated the Members of the Committee on several matters. The first was relative to elimination of the median barrier in Olive Boulevard, opposite Roosevelt Parkway. The developer of the Chesterfield Square Development has agreed to pay for construction of the median break, closure of the median break currently opposite Swingley Ridge, and installation of temporary signals at the new Roosevelt Parkway and Olive Boulevard intersection. Access to Swingley Ridge Drive would be provided at this new median break/intersection. The Missouri Highway and Transportation Department has agreed to this arrangement, on a temporary basis.

City Administrator Herring also advised the Committee of discussions on the Swingley Ridge Drive Trust Fund, and the possibility that a new development in this area could pay for the connection of Swingley Ridge Drive, west of Nardin.

The Committee directed the Department of Planning/Economic Development to send a letter to the St. Louis County Department of Highways and Traffic concerning the crediting of traffic generation assessments to the Chesterfield Village Trust Fund for payment into the Swingley Ridge Trust Fund.

Item #2 1990 Budget for the Department of Planning/Economic Development.

City Administrator Herring presented an overview of the Budget to the Members of the Committee.

Councilmember Hrabko questioned whether an additional planner was necessary for the Department. The Director was instructed to respond to the Committee at its next meeting, November 8th, relative to the need of an additional planner. The Committee endorsed the 1990 Budget for the Department, with concern expressed for the possible need of an additional planner in the Department.

Item #3 Correspondence from Mr. Sid Kolton requesting amendment of Planned Environment Unit Ordinance (P.C. 95-88 Borman Development Corporation); terminus of Baxter Lane, east of Baxter Road.

Director Duepner advised the Committee that John Auer of Raleigh-Givens-Maynes had submitted correspondence requesting that this matter be held.

The Committee held this matter over to the November 8th meeting.

Item #4 Correspondence from John L. Shaw requesting extension of time for submittal of site development plan; P.C. 92-88 Daniel K. Stegmann; west side of Wild Horse Creek Road, south of Chesterfield Airport Road.

Director Duepner advised the Committee of the decision of the Planning Commission to grant a one (1) year extension of time for submittal of a site development plan.

The Committee recommended that the Planning Commission's report be received and filed by the City Council.

Item #5 Submittal of Protest Statement regarding the recommendation of approval by the Planning Commission for a Planned Environment Unit Procedure; P.Z. 18-89 Charles Liebert; west side of Schoettler Road, at Westerly Drive.

Director Duepner advised the Committee that a Protest Statement had been submitted relative to the above referenced matter, and that the Protest would be reviewed by the Planning Commission at its meeting of October 23rd.

The Committee set a Public Hearing in response to the Protest for November 8th, at 6:00 p.m.

Councilmember Hurt instructed the Department to contact the St. Louis County Department of Highways and Traffic regarding possible denial of access to Schoettler Road if the developer was not required to dedicate half of a five (5) lane right-of-way.

Item #6 Correspondence from the City of Chesterfield Planning Commission regarding off-site information signs for churches and houses of worship.

Director Duepner presented the recommendation of the Planning Commission that this matter be dropped from further consideration.

Councilmember Hrabko noted that he disagreed with the recommendation of the Planning Commission, and that the City Council should pass a resolution to initiate a petition to amend the Zoning Ordinance concerning this matter.

The Committee unanimously agreed and recommends that the City Council pass a resolution to initiate such a petition.

**Note:** A resolution of initiation of an amendment petition is necessary on this matter for the November 8th Council Meeting.

Item 7 Correspondence from Development Strategies regarding Urban Core/Town Center Study.

Director Duopner presented an overview of the proposal submitted by Development Strategies relative to this matter.

Committee Members requested that a more accurate break-down of tasks be obtained. They questioned the amount of detail proposed, and the quoted cost of the Study.

Director Duopner noted that he will discuss this matter further with the City Administrator and, subsequent to those discussions, will report back to the Committee.

Item 8 Site Plans, Building Elevations, and Signs reviewed by the Planning Commission on October 9, 1989.

- A. P.C. 104-84 Barken and Dubinsky (Valley Center); "C-8" Planned Commercial and "M-3" Planned Industrial Districts amended site development concept plan; south side of Chesterfield Airport Road, east of Long Road.

The meeting adjourned at 6:45 p.m.

[MIN10-18]