

# MEMORANDUM

DATE: October 29, 1996

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley  
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting October 24, 1996.

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, October 24, 1996, in the City Council Conference Room. In attendance were Councilmember Barry Streeter, Ward II (Chairperson); Councilmember Barry Flachsbart, Ward I; Councilmember Dan Hurt, (Ward III); and Councilmember Linda Tilley (Ward IV). Also in attendance were City Administrator Mike Herring; Jerry Kelley, Planning Director; and Laura Griggs-McElhanon, Assistant Planning Director.

I. Approval of Planning and Zoning Committee meeting summary of September 18, 1996.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Flachsbart and passed by a vote of 4 to 0.

II. Discussion Items:

- a. HBA letter in support of posting stub streets and display of Zoning Map/Comprehensive Plan (Attachment).

The Home Builders Association (HBA) sent a letter of support for signage and posting on stub streets and the display of the Zoning Map and Comprehensive Plan in development offices of new subdivisions.

Ann Liberstein, representing the HBA, indicated that their office would facilitate the distribution of the Comprehensive Plan to the development community for posting in development/subdivision offices.

Upon a motion by Councilmember Tilley, seconded by Councilmember Flachsbart, the Planning Staff was directed to prepare an ordinance to implement the posting of stub streets in subdivisions and the display of the Comprehensive Plan and Zoning Map in development offices of new subdivisions.

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- b. HBA letter concerning private streets (Attachment).

Mark Teitelbaum and Brett Hardesty, representing the HBA, presented some issues in support of private streets. They indicated that many people, including empty-nesters, prefer private streets, and gated entrances for security reasons. Both builders indicated that public standards for construction of streets was a good idea; however, there were certain design standards that could not be built under public standards in private street developments.

The Committee recommended that the Planning Department and Public Works Engineering Staff and representatives from the HBA meet and discuss the design issues which would relate to private streets, the eventual possibility of private streets being accepted as public streets, and the necessary public design standards for which those private streets should be built.

- c. Spirit of St. Louis Airport - letter from Dick Hrabko to Councilmember Tilley concerning noise issues (Attachment).

Dick Hrabko, Director of Spirit of St. Louis Airport, told the Committee of the increasing number of complaints annually concerning aircraft flying over subdivisions in the Wild Horse Creek Road vicinity. He indicated that, although the brochure entitled "Airport Operations and Community" had widespread distribution, homeowners were still complaining about low-flying aircraft and noise affiliated with aircraft.

The Committee recommended that the Planning Department review and research ways to inform property owners of noise decibel levels as outlined in the "Airport Operations and Community" brochure, and that potential noise from the railroad right-of-way adjacent to Chesterfield Farms, below the bluffs, also be considered in establishing a noise information procedure.

- d. West Area Study Resolution (Attachment).

Upon a motion by Councilmember Tilley, seconded by Councilmember Flachsbart, and **passed by a vote of 4 to 0, to send a Resolution to the Council for its approval.** Mr. Kelley also briefly described the process that will be undertaken to accomplish adoption of the underlying zoning within the West Area Study area. The Committee urged Staff to proceed.

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- e. Planning Department 1997 Goals and Objectives (Attachment).

Upon a motion by Councilmember Flachsbart, seconded by Councilmember Tilley, the Committee accepted the goals and objectives of the Planning Department and recommended that target dates be provided to each activity. **The motion passed 3 to 0.** (Councilmember Flachsbart had to leave prior to this vote.)

- f. Derelict/dilapidated structures in Chesterfield Valley.

The Staff indicated that St. Louis County Planning Department would be able to provide the manpower under the current contract to do a "windshield survey" to catalog these types of structures in Chesterfield Valley. This activity would begin in early November.

- g. Planning & Zoning Committee proposed 1997 Meeting Calendar (Attachment).

Upon a motion by Councilmember Tilley, seconded by Councilmember Streeter, the calendar as presented by the Planning Department be adopted for 1997. **The motion passed by a vote of 3 to 0.**

- h. Chairman Streeter complimented Mr. Kelley on the preparation of the weekly update of departmental activities. The other Committee members echoed these sentiments.

The next meeting of the Planning and Zoning Committee is November 7, 1996.

The meeting adjourned at 6:40 p.m.