

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
Meeting Summary
November 6, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on Wednesday, November 6, 1991, at 5:32 p.m., in the City Council Conference Room. In attendance were Councilmember Betty Hathaway, Chairman (Ward I); Councilmember Jade Bute, (Ward II); Councilmember Dick Hrabko (Ward IV); Mayor Jack Leonard, Planning Commission Chairman Mary Domahidy, Planning Commission Member Mary Brown, Director of Planning/Economic Development Jerry Duepner.

ITEM I. P.Z. 34-89 Benjamin Houlihan (Chesterfield Fence Company); a request for extension of time for submittal of "M-3" Planned Industrial District Site Development Plan; south side of Old Olive Street Road, east of Eatherton Road.

Director Duepner presented the report of the Planning Commission granting a one (1) year extension for the submittal of a site development plan.

The Committee received and filed the Commission report.

ITEM II. Memorandum from the City Administrator to the Department of Planning/Economic Development regarding letter of information.

Director Duepner noted that, as per previous action by the Planning and Economic Development Committee, an information letter is currently sent to applicants for business licenses explaining City services and identifying functions of various City departments.

Councilmember Bute moved that the letter also be sent to applicants seeking occupancy and reoccupancy permits for commercial and industrial buildings. The motion was seconded by Councilmember Hrabko, and approved by a vote of 3 to 0.

Committee Members requested that a copy of the packet of information be forwarded to them.

ITEM III. Site Plans, Building Elevations and Signs reviewed by Planning Commission on October 28, 1991.

A. D.L. 2-49 Spirit of St. Louis (Tetra Plastica); "M-3" Planned Industrial District Amended Site Development and Landcape Plans; east side of Spirit of St. Louis Boulevard, north of Edison Avenue.

Action by the Planning Commission on this matter was received and filed.

ADD-ONS

ITEM IV

Chairman Hathaway noted that an invitation had been extended to Members of the Planning Commission to attend the Planning and Economic Development Committee Meeting on December 18, 1991.

Planning Commission Chairman Domahidy noted the desire of the Commission to meet with the Committee to discuss the activities of various Committees of the Planning Commission relative to Sign Regulations, Architectural Review, and Site Landscaping. Chairman Domahidy also noted the possibility in the coming year of undertaking an Urban Design Study, an item which had previously been cited in the City's Comprehensive Plan.

Chairman Hathaway inquired of Planning Commission Member Brown of discussion of banner signs at a previous Ordinance Review Committee Meeting.

Commission Member Brown noted that the Ordinance Review Committee of the Commission discussed allowing of banners in established neighborhoods for identification, but not as a promotional device in developing subdivisions.

ITEM V

Director Duespner presented to the Committee a copy of St. Louis Planning Commission Public Hearing Notice for November 18, 1991. It was noted that three (3) petitions were to be heard by the St. Louis County Planning Commission that evening. Those petitions are as follows:

- Elk P.C. 100-91 Bridle Development Company, a request for an amended "C-8" Planned Commercial District and "FPC-8" Flood Plain Planned Commercial District for a 1.7 acre tract of land located at the northeast corner of Olive Boulevard and Creve Coeur Mill Road. Proposed uses include retail, restaurant, convenience store with gas pumps and canopy, vehicle service facility, and all other permitted and conditional uses in the "C-2" and "C-3" Shopping Districts.

Chairman Hathaway suggested that a letter be forwarded from the City to the St. Louis County Planning Commission expressing concern relative to this petition, noting that the proposed development was too intense and not appropriate at the site.

A motion was made by Councilmember Bute and seconded by Councilmember Hathaway. The motion was approved by a vote of 3 to 0.

Note: A letter on this matter is to be sent to the St. Louis County Planning Commission.

#2 & 3: P.C. 101 and 102-91 International Development, Inc., a request for a change of zoning from "R-3" 10,000 square foot Residence District and "FPR-3" Flood Plain 10,000 square foot Residence District to "R-6" 2,000 square foot Residence District and "FPR-6" Flood Plain 2,000 square foot Residence District, and a Planned Environment in the "R-6" and "FPR-6" Residence Districts, for a 12.03 acre tract of land located on the southside of Olive Boulevard, west of Fernview Drive. The proposed use: multiple-family residences with associated recreational facilities.

The Committee did not express an opinion on this matter and notice was received and filed.

The meeting adjourned at 6:00 p.m.

[PED-SUM.N08]