

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING  
City Council Conference Room  
November 7, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on November 7, 1990, at 5:37 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway, (Ward I); Councilmember Jack Bute (Ward II); Councilmember Dick Hrabko (Ward IV); Mayor Jack Leonard; Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist. Councilmember Dan Hurt (Ward III) arrived later.

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.

Note:        This item appeared on the agenda for information only. It was noted that a hearing in response to a Protest Petition will be held before the Planning and Economic Development Committee on December 5, 1990.

(Councilmember Hurt arrived at this time.)

ITEM #2     P.Z. 17-90 City of Chesterfield Planning Commission; a proposal to amend the Zoning Ordinance of the City of Chesterfield relative to Satellite Dishes.

Planning Specialist Kleiner presented the Planning Commission recommendation for approval.

Councilmember Hrabko questioned the requirements for satellite dishes as they apply to properties zoned "NU" Non-Urban District. He was of the opinion that on three-plus (3+) acre lots, there should not be a major concern about screening of a satellite dish. He noted that a twelve (12) foot maximum diameter should be allowed in a "NU" District, and no height restriction.

A motion was made by Councilmember Hurt for approval of the recommendation of the Planning Commission, with the revision to allow for a twelve (12) foot maximum diameter satellite dish with no height restriction for three-plus (3+) acre lots in the "NU" Non-Urban District. The motion was seconded by Councilmember Bute, and approved by a vote of 4 to 0.

Councilmember Bute requested that a copy of the ordinance, when passed by the City Council, be sent to Ms. Judy O'Connor, a Trustee of the Shenandoah Subdivision.

Note: An ordinance relative to this matter will be needed for the November 19, 1990 City Council Meeting.

ITEM #3 P.Z. 18-90 City of Chesterfield Planning Commission; a proposal to amend the Zoning Ordinance of the City of Chesterfield to allow Mortuaries as a Conditional Use within the "NU" Non-Urban District and the "R-1" through "R-4" Residence Districts.

Planning Specialist Kleiner presented the Planning Commission recommendation for approval of the amendment to the Zoning Ordinance.

A motion was made by Councilmember Bute for approval of the amendment, and seconded by Councilmember Hurt. The motion was approved by a vote of 4 to 0.

Note: An ordinance relative to this matter will be needed for the November 19, 1990 City Council Meeting.

ITEM #4 P.Z. 19-90 City of Chesterfield Planning Commission; a proposal to amend Section 1005.340 of the Subdivision Ordinance of the City of Chesterfield relative to street trees.

Director Duepner presented the recommendation of the Planning Commission for approval of amending of the Subdivision Ordinance.

Councilmember Hrabko inquired about the minimum caliper size of trees.

Director Duepner noted that two and one-half inch (2 1/2") caliper is the minimum size required by the Planning Commission for landscaping in commercial and industrial developments within the City of Chesterfield.

A motion was made by Councilmember Bute for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Hrabko, and passed by a vote of 4 to 0.

Note: An ordinance relative to this matter will be needed for the November 19, 1990 City Council Meeting.

ITEM #5 P.Z. 65-88 Montessori Children's House; Conditional Use Permit in "NU" Non-Urban District (Annual Review); south side of Ladue Road, east of Saylesville Drive.

Planning Specialist Kleiner presented this item for information to the Committee.

The matter was received and filed by the Committee and no further action is needed.

ITEM #6 Correspondence from Chesterfield Fire Protection District relative to Wilson Spur Road.

Director Duepner summarized the correspondence from the Chesterfield Fire Protection District relative to comments on the Wilson Spur Extension.

Councilmember Hrabko expressed concern about the comments of the Fire District noting that at the time of the termination of the Wilson Spur, the Fire Department had not indicated that the lack of a connection was a problem. He requested that Staff be directed to send a letter to the Fire District reminding them of their prior position on the Wilson Spur.

The Committee was in agreement and instructed the Staff to forward such a letter to the Fire District.

Chairman Hathaway suggested that the Staff also request that the Fire District meet with the Committee, at some point after the first of the year, to discuss issues that affect the City of Chesterfield.

ITEM #7 Correspondence from the Director of Planning/Economic Development concerning St. Louis County Tower at 14847 Olive Boulevard.

Director Duepner informed the Committee concerning the recent approval of a 150 foot tower to be erected on Olive Boulevard near Ladue Road, by Southwestern Bell Telephone, for St. Louis County Emergency Public Safety Dispatching Services. Director Duepner noted that the plan was approved by the Department, and included a prefabricated equipment shelter building which would have a brick facade.

This information was received and filed by the Committee, and no further action is needed.

ITEM #8 Site Plans, Building Elevations, and Signs reviewed by the Planning Commission on October 22, 1990.

- A. Spirit of St. Louis Airport (Aviation Museum); "M-3" Planned Industrial District Site Development Plan and Architectural Elevations; west side of Raceway Boulevard, south of Chesterfield Airport Road.
- B. P.Z. 23-89 Long Road Realty Venture (Long Road Plaza); "C-8" District Site Development Plan; west side of Long Road, south of Chesterfield Airport Road.
- C. P.Z. 7 & 8-90 Woodcliffe Development Company (Woodcliffe Place); PEU in "R-3" Residence District Site Development Plan and Architectural Elevations; south side of Wild Horse Creek Road, approximately 200 feet east of Wilson Road.

- D. P.C. 168-71 Sacha Properties, Inc. (K. C. Masterpiece); "C-8" Planned Commercial District Amended Site Development Plan, and Architectural Elevations; north side of Chesterfield Village Parkway, east of Justus Post Road.
- E. P.Z. 18-89 Charles Liebart (Westerly Place); PEU in "R-1A" District Architectural Elevations for Lot 18; west side of Schoettler Road, south of Georgetown Road.

Committee Chairman Hathaway pointed out to the Committee that the next meeting of the Committee was scheduled for November 21, 1990.

As it was determined that there would not be a quorum present for a meeting on that date, the Committee decided that there will be no meeting on November 21, 1990.

The meeting adjourned at 6:10 p.m.

(HIN11-7.P80)