

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - November 8, 1989

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on November 8, 1989, in the Council Conference Room, at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

Councilmember Dan Hurt (Ward III) arrived later.

Item #1 Proposed 1990 Budget for the Department of Planning/Economic Development.

This matter had been on the October 18th Committee agenda and, at the request of the Committee, had been brought back for discussion. Director Duepner noted that the Department of Planning/Economic Development had recently added to its staff a Code Enforcement Inspector. With the addition of this position, the Department intends to free-up the Planning Technician, who had previously conducted inspections and other assignments within the Department.

Councilmember Hrabko noted that the City Administrator has indicated a proposed change in the telephone system within City Hall, which could result in the addition of a secretary/clerical position to the Department of Planning/Economic Development. Councilmember Hrabko inquired relative to the use of microfilm files.

Director Duepner noted that the Department will be obtaining microfilm copies of files from St. Louis County, and thus the use of a microfilm reader/printer.

A motion was made by Councilmember Bute to approve the budget. The motion was seconded by Councilmember Hathaway and passed by a vote of 3 to 0.

Item #2 Correspondence from Development Strategies regarding Urban Core/Town Center Study.

This matter was put on hold until the next meeting.

Item #3 Report of the Department of Planning/Economic Development on the Comprehensive Plan Process.

Director Duepner presented an overview of the Comprehensive Plan Process to date, and informed the Committee members that any comments or concerns relative to the Comprehensive Plan, should be conveyed to the Comprehensive Plan Committee as soon as possible. It was noted that a formal Public Hearing will be held on the Comprehensive Plan some time after the first of the year.

Councilmember Hrabko reminded the Committee members that he is Council Liaison to the Planning Commission and, therefore, any concerns or comments they may have should be forwarded to him.

Item #4

Correspondence from Mr. John Auer requesting an extension of time for submittal of site development plan; P.C. 95-88 Borman Development; terminus of Baxter Lane, east of Baxter Road.

Director Duepner summarized the Planning Commission's report granting an extension of time for submittal of the site development plan for a Planned Environment Unit development located at the terminus of Baxter Lane.

A motion was made by Councilmember Bute that the Council receive and file the Planning Commission report. The motion was seconded by Councilmember Hathaway, and passed by a vote of 3 to 0.

(Councilmember Hurt arrived at this time.)

Item #5

Correspondence from Mr. Keith Grosz requesting amendment of "C-8" Planned Commercial District Ordinance; P.C. 158-68 Green Trails Management Corporation; southeast corner of Ladue Road and Green Trails Drive.

Director Duepner summarized the recommendation of APPROVAL by the Planning Commission to allow a ten (10) square foot business sign for the Texaco Station located at the southeast quadrant of the intersection of Ladue Road and Green Trails Drive.

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

Note:

An ordinance relative to this item will be needed for the November 20, 1989 Council Meeting.

Item #6

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 summarized the report of the Planning Commission recommending denial of a request to amend the Planned Environment Unit Ordinance for a proposed development located at the terminus of Baxter Lane. The petitioner had requested an amendment to allow one (1) additional lot for the development, bringing the total number of lots to twenty-seven (27). The petitioner had submitted additional correspondence to the Committee for consideration, including a revised plan which depicted a minimum width buffer adjacent to the western property line of forty (40) feet.

In review of the revised plan, Councilmember Hathaway noted that the plan depicted a reduction in lot sizes, though minimum lot sizes would be in accord with Ordinance condition.

A motion was made by Councilmember Bute to refer the matter back to the Planning Commission for re-consideration. The motion was seconded by Councilmember Hrabko. By a vote of 2 to 2, the motion failed, with Councilmembers Bute and Hrabko voting for the motion, and Councilmembers Hurt and Hathaway voting against the motion.

A motion was made by Councilmember Hathaway to concur with the Planning Commission recommendation of denial. The motion was seconded by Councilmember Hurt. Upon a vote of 2 to 2, the motion failed, with Councilmembers Hathaway and Hurt voting for the motion, and Councilmembers Bute and Hrabko voting against the motion.

Therefore, this matter is forwarded to the City Council with no recommendation from the Planning and Economic Development Committee.

At 5:57 P.M. the meeting adjourned for a Public Hearing on P.Z. 18-89 Charles Liebert.

Item #7 Statement of Protest of 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.

A Public Hearing was held before the Planning and Economic Development Committee at 6:00 P.M. Minutes of that meeting are attached.

The Public Hearing was adjourned at 7:26 P.M.

The meeting of the Planning and Economic Development Committee re-convened at 7:30 P.M. (Councilmember Hurt was absent when meeting re-convened.)

Item #8 Correspondence from Edward Throop requesting an extension of time for submittal of site development plan; P.C. 129-86 Greenberg Development Et Al; north side of Chesterfield Airport Road, west of Chesterfield Village Parkway.

Director Dnepner summarized the Planning Commission approval of an extension of time for submittal of a site development plan for the subject tract.

A motion was made by Councilmember Bute to receive and file the Planning Commission's report. The motion was seconded by Councilmember Hathaway, and passed by a vote of 3 to 0.

Item #9 Correspondence from Roger Debenport requesting amendment of "C-8" Planned Commercial District Ordinance; P.C. 129-86 Greenberg Development et al; north side of Chesterfield Airport Road, west of Chesterfield Village Parkway.

Director Dnepner summarized the report of the Planning Commission, recommending approval of an amendment to a "C-8" District Ordinance to allow a

reduction of the setback for structures from Chesterfield Airport Road, from 250 feet to 125 feet.

A motion was made by Councilmember Bute for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Hathaway, and passed by a vote of 3 to 0.

Note: An ordinance relative to this matter is needed for the November 20, 1989 Council Meeting.

Item #10 Correspondence from James M. Klug requesting amendment of "C-8" Planned Commercial District Ordinance; P.C. 48-78 Glen Park Properties; south side of Olive Boulevard, north of Schoettler Road.

Director Diepner summarized the Planning Commission recommendation of approval for amending of a "C-8" District Ordinance to allow a free-standing business sign of 100 square feet.

A motion was made by Councilmember Hathaway for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Bute, and passed by a vote of 3 to 0.

Note: An ordinance relative to this matter is needed for the November 20, 1989 City Council Meeting.

Item #11 Correspondence from Merl C. Wilson requesting an extension of time for submittal of a site development concept plan; P.C. 60-77 Musterman Development; north side of Wild Horse Creek Road, east of Wilson Road.

Director Diepner summarized the report of the Planning Commission granting an extension of time for submittal of a site development plan for the above referenced development.

A motion was made by Councilmember Bute to receive and file the Planning Commission report. The motion was seconded by Councilmember Hathaway, and passed by a vote of 3 to 0.

Item #12 Site Plans, Building Elevations, and Signs approved by the Planning Commission on October 23, 1989.

Action on the following items was presented to the Committee for information.

- A. P.C. 104-84 Barken and Dubinsky (Valley Center Phase 3); "C-8" Planned Commercial District site development plan; south side of Chesterfield Airport Road, east of Long Road.
- B. P.Z. 14-89 R. J. Barry Construction (Wellington Estates); PEU in "R-2" Residence District amended landscape plan; north side of Clayton Road, west of Schoettler Road.

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

PUBLIC HEARING - P.Z. 18-89 Charles Liebert
Minutes - November 8, 1989

A Public Hearing was held before the Planning and Economic Development Committee on P.Z. 18-89 Charles Liebert, on November 8, 1989, at 6:00 P.M. in the City Council Chambers. Committee Members in attendance were Councilmember Dick Hrabko (Chairman, Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Butz (Ward II); Councilmember Dan Hurt (Ward III); Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

Director Duepner presented an overview of the petitioner's request and the Planning Commission's original recommendation for approval of rezoning and a Planned Environment Unit in the "R-1A" District for the 15.67 acre tract. In addition, Mr. Duepner summarized the Commission's response to the Protest, which had been filed in response to the Commission recommendation of approval of the Planned Environment Unit Procedure. Director Duepner also noted recent correspondence directed to the Department regarding the proposal from Mr. Roger Fagerberg, concerning elimination of a buffer area along Lots 1, 3 and 4.

Councilmember Hrabko commented that consideration be given to dedication of additional right-of-way along Schoettler Road, to achieve a five (5) lane configuration, to the City of Chesterfield.

It was also noted by Director Duepner that the Committee, in prior consideration of this matter, had suggested that the buffer area be an undisturbed area.

SPEAKERS IN OPPOSITION

Ms. Barbara Burnside, #8 Georgetown Road.

Mr. Karel Schubert, #9 Georgetown Road. Mr. Schubert addressed the buffer area along the perimeter of the development. Mr. Schubert also suggested that a fifteen (15) foot building setback be required from the edge of the buffer area.

Mr. Pete Danna, 1941 Chermore Court. Mr. Dana addressed concerns relative to stormwater in the area, and requested that peak discharge be reduced by a minimum of twenty-five (25) percent. Mr. Danna also addressed the extent of improvement requested along Schoettler Road.

Mr. Jim Del Rio, 1823 Britannia Court. Mr. Del Rio addressed concerns relative to improvement of Schoettler Road, noting concerns of the Chesterfield Resident's Association. He also commented that right-of-way not be granted for a five (5) lane configuration on Schoettler Road.

Councilmember Hrabko questioned Mr. Del Rio relative to the dedication to the City, rather than St. Louis County.

Mr. Del Rio responded that he would feel better if the dedication were to the City, versus the St. Louis County.

Councilmember Hathaway cited problems with other roadways in the area, most notably Olive, where widening was taking place and right-of-way had not been acquired previously.

Councilmember Hurt asked Mr. Del Rio if the dedication was a reasonable compromise, and whether he saw the need for a three (3) lane improvement along Schoettler Road.

Mr. Del Rio responded that he questioned the effectiveness of the dedication, and also recognized some improvement would be necessary to Schoettler Road.

The next speaker was Mr. Jim Moffat, 2283 Schoettler Road.

SPEAKERS IN FAVOR

Speaking for the petitioner was John King, Attorney, 10 South Brentwood. Mr. King indicated that there appeared to be no problem with the fifteen (15) foot setback from the twenty-five (25) foot buffer. He did acknowledge some problem with the buffer along Lots 24 and 25. The buffer area may need to be disturbed in order to allow installation of streets, utilities, and detention areas. Mr. King saw no problem with achievement of twenty-five (25) percent reduction of stormwater peak discharge and noted that the developer was caught between the County and the City, relative to the dedication along Schoettler Road.

Other speakers in FAVOR:

Mr. Robert Waites, 11 Westerly Road.

Avis Livingston, 10 Westerly.

James Livingston, 10 Westerly.

The Hearing adjourned at 7:26 P.M.

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