

# City of Chesterfield

## MEMO

DATE: November 14, 1988  
TO: Planning and Economic Development Committee  
FROM: Jerry Duepner, Director of Planning/Economic Development *JD*  
SUBJECT: Meeting on November 10, 1988

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The meeting of the Planning and Economic Development Committee was held on Thursday, November 10, 1988, at 5:30 p.m. In attendance were Councilmember Dick Hrabko, Chairperson Ward IV; Councilmember Jade Bute, Ward II; Councilmember Barry Flachsbart, Ward I; Councilmember Ward Overall, Ward III; Jan Kluba, Director of Finance; and Jerry Duepner, Director of Planning/Economic Development.

The first item of business discussed was the proposed budget of the Department of Planning and Economic Development for 1989. An overview of the budget was given by Jan Kluba and Jerry Duepner. Discussion on this topic focused on concerns raised by Councilmember Hrabko that adequate staff would be provided for in the Department's budget. Councilmember Hrabko was of the opinion that there may be need for another Planner within the Department. The motion to approve the budget was made by Councilmember Flachsbart, seconded by Councilmember Overall. The budget was approved and recommended for approval to the City Council by a vote of 4 to 0.

The next items discussed were those items considered by the Planning Commission at a meeting on November 7, 1988, and matters referred by the Department of Planning and Economic Development.

1. P.C. 20-88 Thomas A. Walker, a request for rezoning from "NU" and "FPNU" to "C-8" and "FPC-8;" located on the north side of Outer Forty, east of Long Road.

The Planning Commission, by a vote of 8 to 0, recommended approval of rezoning for 9 acres to allow construction of two buildings totalling 66,000 square feet for office, warehouse and display and sale of lawn garden equipment.

A motion was made by Councilmember Bute and seconded by Councilmember Overall to accept the recommendation of the Planning Commission. The Committee by a vote of 4 to 0, approved this motion.

2. Glenfield Subdivision, boundary adjustment plat; south side of Olive Boulevard, east of Western Mill Drive.

The Department of Planning and Economic Development has reviewed and recommended approval of a boundary adjustment plat for lots 3 and 4 of Glenfield Subdivision.

Councilmember Overall moved that the recommendation of the Department for approval be forwarded to the City Council, Councilmember Bute seconded it, and by a vote of 4 to 0 the Committee approved the motion.

3. West County YMCA. Plat; terminus of Burkhardt Place, west of Chesterfield Village Parkway.

The Department of Planning in conjunction with JRB Flagg Corporation, has reviewed and recommend approval of the subdivision plat for the West County YMCA.

Councilmember Flachsbart moved that the recommendation of the Planning Department be accepted and forwarded to the City Council, Councilmember Bute seconded it, and by a vote of 4 to 0 the Committee approved the motion.

4. Baxter Crossing (Westmont); escrow for Wilson Spur, south side of Baxter Road Extension, west of Wilson Road.

The Department of Planning presented an Escrow to guarantee the construction of the Wilson Spur in conjunction with Baxter Crossing. Upon discussion, Councilmember Hrabko recommended that rather than an escrow, the City Council should designate a trust fund for the Wilson Road area. Councilmember Hrabko was of the opinion that the money for the construction of the Wilson Spur should be placed in a trust fund rather than in escrow, to enable the City to utilize those funds for other improvements along Wilson Road, if it is determined at some future date that the Wilson Spur is not needed. Councilmember Flachsbart moved that the Committee recommend to the City Council that a trust fund area be designated for Wilson Road, and that the funds for the construction of the Wilson Spur be placed in that trust fund. Councilmember Bute seconded the motion, and by a vote of 4 to 0 the Committee approved the motion.

5. The following site plans, building elevations, and signs were approved by the Planning Commission at their October 24th Meeting, and were presented as information items to the Members of the Committee:

- A. Logan College of Chiropractic; information sign; west side of Schoettler Road, south of Windsor Valley Court.
- B. P.C. 2 & 3-88 Borman Development Company; site development plan and building elevations; terminus of Forest Crest Drive.

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- C. Thousand Oaks; Partial Amended Site Development Plan; south side of South Outer 40, west side of Timberlake Manor Parkway.
- D. Atrium Office Building; temporary information sign; north side of Swingley Ridge, west of Nardin Drive.

Councilmember Hrabko requested the Committee consider one additional item. The Wildhorse Subdivision located on the south side of Wild Horse Creek Road, west of Long Road, presently has submitted record plats for the review by the Department of Planning. Due to closing requirements in the month of December, Councilmember Hrabko requested that, if the Department of Planning is able to review the record plats prior to the November 21st meeting of the City Council, that the Committee give tentative approval to those plats so that the items would not have to be reviewed by the Committee on November 24th, thus missing the November 21st Council Meeting. Councilmember Bute indicated concern over the establishment of a precedent of bypassing the Committee, however, Councilmember Flachsbart noted that the City Council should attempt to act expeditiously whenever possible. Councilmember Overall moved that the Committee give tentative approval for the record plat for Wildhorse Subdivision, subject to review and approval by the Department of Planning. Councilmember Flachsbart seconded the motion, and the motion was passed 3 to 1, with Councilmember Bute voting against the motion.

The meeting was adjourned at 6:35 p.m.

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cc: Michael G. Herring, City Administrator