

# City of Chesterfield

## MEMO

DATE: November 28, 1988  
TO: Planning and Economic Development Committee  
FROM: Jerry Duepner, Director of Planning/Economic Development 90  
SUBJECT: Meeting November 23, 1988

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The meeting of the Planning and Economic Development Committee was held on the above date at 5:30 p.m. In attendance were Councilmember Dick Hrabko, Chairperson, Ward IV; Councilmember Barry Flachsbart, Ward I; Councilmember Ward Overall, Ward III; Michael Herring, City Administrator; Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

The first item discussed was the decision of the Planning Commission to grant withdrawal without prejudice, of P.C. 11 & 12-88 Sullivan Hayes Company. The petitioner had requested rezoning of a 5.5 acre tract from R-6A District to R-1 District, and rezoning from R-6A and R-1 District to C-8 District for a 19.3 acre tract. This item was presented to the members of the Committee merely for their information.

Item number two was a report from the Planning Commission granting an extension of time for the submittal of a final development concept plan for P.C. 141-79 Chesterfield Village, Incorporated. The 77.7 acre C-8 District zoned tract is located within the northwest quadrant of I-64/U.S. Highway 40 and Olive Boulevard. The one year extension was granted until November 15, 1989. This item was presented to the Committee for information.

The third item was presented to the Committee for information. The Planning Commission granted an extension of time until February of 1990, for the submittal of a site development plan for P.C. 223-77 Sachs Properties. The 13.06 acre tract is located on the west side of Chesterfield Village Parkway, south of Chesterfield Airport Road, and is authorized under the provisions of a Conditional Use Permit in the R-5, R-6A and R-6 Districts for nursing care facility and life-care retirement units.

The fourth item presented to the Committee was the report of the Planning Commission concerning P.C. 217-69 Shell Oil Company. By a vote of 9 to 0 the Planning Commission approved amending of the Conditional Use Permit to allow 24 hour operation of the existing service station on the east side of Clayton Road, south of Wildwood Parkway.

Councilmember Flachsbart moved and Councilmember Overall seconded the motion to accept the Commission's decision. The Committee voted 3 to 0 to approve the motion.

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The last item on the Committee's agenda was discussion of City policy regarding issuance of liquor licenses. Concern was raised by the Chief of Police that, in order to more effectively enforce liquor control laws, it may be appropriate that sale of liquor by service stations and similar uses be restricted. Upon review of this matter it was the opinion of the Committee that the item be brought to the Council Committee of the whole at their next meeting for discussion. Also, the Committee determined that, in the opinion of the Committee of the whole, this issue should be pursued further, that it would be appropriate that the Public Health Committee and the Economic Development Committee hold hearings on the matter for citizen input.

The meeting was adjourned at 6:05 p.m.

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cc: Michael G. Herring, City Administrator