

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE  
MEETING SUMMARY  
December 5, 1990

A meeting of the Planning and Economic Development Committee of the City of Chesterfield was held on December 5, 1990, at 5:33 p.m., in the City Council Conference Room. In attendance were: Chairman Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV); Mayor Jack Leonard; Director of Planning/Economic Development, Jerry Duepner; and Anna Kleiner, Planning Specialist.

ITEM #1 Correspondence from Ms. Janet Bartels of Clarkson Grove Condominium Association concerning installation of Union Electric Transformer.

Director Duepner summarized the correspondence from Ms. Janet Bartels of the Clarkson Grove Condominium Association.

Ms. Bartels was present and addressed the Committee to express concerns of residents of the Clarkson Grove Condominium development relative to the proximity of a recently installed electric transformer on a utility pole at the rear of an existing building.

Mr. Paul Mallmann, Steve Brophy and Dave Strawhaun of Union Electric addressed the Committee on the location of the transmission line, and the transformer. The line and transformer will serve the Chesterfield Crossing Shopping Center.

It was noted that the line and transformer were both installed per the National Electric Safety Code. Mr. Brophy referred to a plot plan depicting the location of existing poles within an easement, the extension of those poles, and the location of the transformer.

The Committee inquired about the possibility of replacing the poles and transformer, and installing them in an underground location.

It was cited by representatives of Union Electric that the cost would be anywhere from \$6,000 to \$7,000 for underground relocation.

Mr. Clark Parks of Graystone Construction, the builder of the Chesterfield Crossing Center, addressed the Committee relative to the cost which would be incurred by the developer of Chesterfield Crossing for underground line.

Ms. Bartels indicated that at the time Midland Development sought rezoning of the adjacent property, they had promised no adverse impact to the owners of the Condominiums. The concern of the residents of Clarkson Grove is the result of possible explosion and fire hazard caused by failure of the transformer.

The Committee suggested consideration be given to moving the pole to another location, and possibly moving the transformer.

Mr. Parks indicated that a pad-mounted transformer could be placed at the rear of the commercial building, and that the electric line could be placed underground from the pole to the transformer.

The Committee recommended that this option be pursued by the developer and Union Electric.

**ITEM #2** 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: Public Hearing on this matter will be held at 6:00 p.m., in the City Council Chambers.)

The meeting recessed at 6:00 p.m., in order to hold a public hearing relative to P.Z. 13-90 Maurice L. Hirsch, Jr.

The Committee Meeting reconvened at 7:04 p.m.

Councilmember Bute recommended that the Department send a letter to Midland Development confirming the installation of a pad-mounted transformer and underground line to service same, as suggested.

Councilmember Hrabko also suggested that Staff look into procedures to avoid the problem of above ground electrical lines and transformer in the future.

**ITEM #3** Correspondence from Mr. Merl C. Wilson requesting an extension of time for submittal of the Final Development Concept Plan; P.C. 141-79 Chesterfield Village, Inc.; northwest quadrant of U.S. Highway 40 and Olive Boulevard.

No action was taken by the Committee on this matter, and it was received and filed.

**ITEM #4** P.Z. 20-90 Donald H. and Margaret M. Kenner; a request for a Commercial Service Procedure in the "NU" Non-Urban District; west side of Olive Boulevard, approximately 400 feet south of Appalachian Trail Drive.

**ITEM #5** P.Z. 21-90 Noel T. Luster and Edward Thoman; a request for a Commercial Service Procedure in the "NU" Non-Urban District; west side of Olive Boulevard, approximately 300 feet south of Appalachian Trail Drive.

Planning Specialist Kleiner presented the recommendation and report of the Planning Commission relative to P.Z. 20 and 21-90 to the Committee.

Mr. Don Keener addressed the Committee relative to proposed conditions concerning the amount of on-site parking.

A motion was made by Councilmember Hurt to allow for the overnight parking of not more than three (3) vehicles of the residents and/or property owners.

The motion failed for lack of a second.

A motion was made by Councilmember Hrabko to allow for the parking of not more than two (2) vehicles overnight owned by either the resident and/or owner, and that other vehicles must be parked at the rear of the structure. The motion was seconded by Councilmember Bute, and approved by a vote of 4 to 0.

A motion was then made by Councilmember Hrabko for approval of the Planning Commission recommendation for both P.Z. 20 and 21-90, with amendment. The motion was seconded by Councilmember Hurt, and approved by a vote of 4 to 0.

**Note:** An ordinance relative to this matter is needed for the December 17, 1990 City Council Meeting.

**ITEM #6** P.Z. 23-90 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.107 "NU" Non-Urban District through 1003.125 "R-8" Residence Districts of the Zoning Ordinance of the City of Chesterfield to allow substance abuse treatment facilities.

Planning Specialist Kleiner presented the recommendation of the Planning Commission for approval of the amending of the Zoning Ordinance relative to substance abuse treatment facilities.

Councilmember Hathaway recommended that the amendment also include provision for establishing a minimum distance of two (2) miles between such facilities.

A motion was made by Councilmember Hrabko for approval of Planning Commission recommendation, subject to the inclusion of a minimum requirement of a two (2) mile separation. The motion was seconded by Councilmember Bute, and approved by a vote of 4 to 0.

**Note:** An ordinance relative to this matter is needed for the December 17, 1990 City Council Meeting.

ITEM #7 Correspondence to the U.S. Post Office requesting consideration of door delivery for buildings within Chesterfield Valley.

Chairman Hathaway urged that the City write a letter to the Postal Service seeking that office delivery be provided for businesses within the Chesterfield Valley area, in view of the City's desire to promote Chesterfield Valley as a first-class area for office/industrial development area.

The Committee instructed that the City Administrator forward such a letter to the U.S. Postal Service.

ITEM #8 Correspondence from the Director of Planning/Economic Development concerning review of Sign Regulations.

This matter was noted by the Committee.

ITEM #9 P.Z. 14-90 Storage Masters, Inc.; a request for an amended "M-3" Planned Industrial District; west of the intersection of Chesterfield Airport Road and Old Olive Street Road.

Chairman Hathaway noted that correspondence had been received from the petitioner seeking continuance of this matter. Therefore, the Committee took no action on this matter, and it will be held until the next Committee Meeting.

ITEM #10 Director Dnepner distributed copy of St. Louis County Public Hearing Notice for P.C. 156, 157 and 158-90 Marybrooke Partnership. The property is located on the north side of Olive Boulevard, east of Fee Fee Road. Due to its distance from the City, the Committee received and filed the notice.

ITEM #11 Site Plans, Building Elevations, and Signs approved by Planning Commission on November 14, 1990.

- A. P.C. 22-88 Charles Hennemeyer, Inc. (Savings of America); "C-8 Planned Commercial District exterior mosaic; east side of Clarkson Road, north of Baxter Road.

ITEM #12     Site Plans reviewed by Planning Commission at November 26, 1990 meeting.

- A.     Westerly Place Subdivision; Subdivision Record Plat; west side of Schoettler Road, at Westerly Drive. (Note: This matter has been referred to City Council and has been acted upon by the Council at its meeting of December 3, 1990.)
  
- B.     P.C. 5-79 Holthaus Realty (Hollywig Fruitland); "M-3" District Site Development Plan and Architectural Elevations; southwest corner of Chesterfield Industrial Boulevard and Chesterfield Airport Road. (Note: This matter was held by the Planning Commission.)

Chairman Hathaway questioned the need for a meeting of the Committee on December 19, 1990. Committee Members were in agreement and there will be no meeting of the Planning and Economic Development Committee on December 19, 1990. The next meeting of the Planning and Economic Development Committee will be on January 9, 1991.

The meeting adjourned at 7:24 p.m.

[NH12-5.PBD]