SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
DECEMBER 21, 1994

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, December 21, 1994, at 5:35 p.m., in the City Council Conference Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Ed Levinson (Ward II); and Councilmember Mike Cullen (Ward IV). Also in attendance were Mayor Jack Leonard; Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Senior Planner; and Joe Hanke, Planner II.

ITEM I. Approval of summary of Planning and Zoning Committee meeting of December 7, 1994.

A motion for approval was made by Councilmember Levinson, seconded by Councilmember Cullen **and approved by a vote of 3 to 0.**

Note: **Chairman Hurt arrived at this time.**

ITEM II. **P.Z. 23-94 Joseph and Edith Ernst (Goodyear Tire)**; "C-1" Neighborhood Business District and "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District; east side of Chesterfield Parkway North, south of Olive Boulevard.

Director Duepner noted the letter from the petitioner's attorney, Mr. Albert Michenfelder, regarding a proposal for loading doors on the southeast side of the building.

There was discussion by the Committee relative to access to the southeast side of the building, and the Planning Commission's recommended condition relative to closing of doors upon use of the pneumatic chisel.

The petitioner's representative, Mr. Michenfelder, noted the proposed loading space doors on the southeast side of the building would only be open during loading and unloading activities.

A representative of the management of Peachtree Apartments noted concerns about the potential impact of the requested development upon the Peachtree development.

A motion was made by Councilmember Cullen and seconded by Chairman Hurt for approval, as recommended by the Planning Commission, subject to revision of recommended Condition 4,o to read:

Architectural elevations for all building facades shall be reviewed by the Planning Commission in conjunction with the site development plan. Overhead doors for service bays shall be confined to the northeast facade. A loading area may be provided on the southeast facade with a maximum opening eight (8) feet wide and eight (8) feet high, with two (2) double-wide, four (4) foot doors. These doors are to be closed at all times, except during loading and unloading activities.

AND Condition 4,g,(3), to state: Building and paved area setback shall contain adequate landscaping as approved by the Planning Commission on the Site Development Plan, specifically adjoining the southeast property line. **The motion was approved by a vote of 3 to 1, Councilmember Levinson voting no.**

Note: Bills relative to this matter will be needed for the January 4, 1995 City Council Meeting.

ITEM III. **P.C. 192-87 Long Road Partnership (Dugsford Commons)**; Amendment of "C-8" Planned Commercial District Ordinance; northeast corner of Long Road and Wild Horse Creek Road.

There was discussion by the Committee relative to the setback recommended by the Planning Commission.

A representative of the petitioner indicated that a sixty (60) foot setback would work, but a fifty (50) foot setback, as recommended by the Planning Commission, would afford better circulation.

There was also discussion by the Committee relative to the setback for signage.

It was noted by Director Duepner that the original ordinance, as approved by St. Louis County, required signs over six (6) feet in height to observe the established structure setback.

A motion was made by Councilmember Flachsbart for approval as recommended by the Planning Commission. The motion was seconded by Councilmember Levinson **and approved by a vote of 3 to 0 to 1, Councilmember Cullen abstaining.**

Note: A bill relative to this matter will be needed for the January 4, 1995 City Council Meeting.

ITEM IV. Memorandum from the Director of Planning concerning proposed 1995 Planning and Zoning Committee Meeting Schedule.

The Committee tentatively set meetings in January for the 12th and 26th, at 5:30 p.m. Staff was directed by the Committee to come back to the Committee with other meeting alternatives seeking to coincide with other committee meetings, as well as consider switching times.

Councilmember Cullen left the meeting at this time.

ITEM V. Memorandum from the Director of Planning concerning Update of the Zoning and Subdivision Ordinances.

The Committee concurred with the recommendation of the Planning Department relative to the provision of drafts to members of the Steering Committee, and continuation of sending meeting notices to all those on the mailing list. It was noted that copies of drafts would be provided upon request.

Director Duepner requested direction from the Committee concerning Mr. Kendig's recommendation on recreation land/fee for developments. It was the general opinion of the Committee that the concept should be formulated more as a bonus, as opposed to the negative which some considered it.

There was discussion by the Committee relative to a meeting of the Steering Committee to review and discuss the presentation and drafts submitted by Mr. Kendig during his visits on December 14th and 15th. A meeting will be held of the Steering Committee at 7:30 p.m., on January 12, 1995, to discuss those matters. In addition, the Committee directed that meetings be set with Mr. Kendig tentatively for January 30 and 31st.

ADD ON #1 **Eastern Annexation**

The Committee discussed the potential of annexation of an area east of the current city limits, from Creve Coeur Mill Road, to Fee Fee Road, to Olive Boulevard. There was question relative to the draft map which had been prepared for this area.

Director Duepner stated that staff had noted the need to comply with State Statutes relative to fifteen percent (15%) of the boundary being contiguous to the existing city, and had revised the map to depict phase areas which would comply with this requirement.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Levinson that the City Staff review an annexation with appropriate boundaries and feasibility (cost versus revenue) for the area, the report be prepared within a reasonable period of time, and should consider the entire area. **The motion was approved by a vote of 3 to 0.**

ADD ON #2 **Departmental Projects**

Chairman Hurt noted he had requested Director Duepner identify the various projects which the Department of Planning is currently working on, so the Committee could understand the Department workload, including the normal day-to-day activities.

Director Duepner cited the various projects of the Department. The Committee directed that the Department come back to the Committee with the Department's prioritization of current projects.

ADD ON #3 **Western Annexation**

Director Duepner noted that the proposed Western Annexation was to be on the Ballot for a February 7, 1995 vote. The issue before the Committee is whether to authorize an information letter to be sent to residents prior to the election.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Levinson that staff prepare a draft of an information letter to be presented to City Council at the January 4th Meeting, after consulting with the City Attorney relative to the legal wording, and authorizing expenditure for obtaining a list of registered voters within the annexation area. **The motion was approved by a vote of 2 to 1, with Councilmember Flachsbart voting no.**

ADD ON #3 Councilmember Flachsbart recommended that the Protest Procedure for Special Procedures in the City's Zoning Ordinance be revised to comply with that of State Statutes. Chairman Hurt seconded the motion and directed the matter be brought back to the Committee before presentation to the Planning Commission. **The motion was approved by a vote of 3 to 0.**

ADD ON #4 Councilmember Flachsbart indicated his desire to keep Rezoning and Planned Environment Unit petitions together on one bill for Council consideration. The Committee directed staff to meet with the City Attorney to discuss this matter.

ITEM VI. Memorandum from the Director of Planning concerning the update of the City of Chesterfield Comprehensive Plan.

This item was held.

ITEM VII. Memorandum from the Director of Planning concerning Section 1003.168, D, 5, of the Zoning Ordinance of the City of Chesterfield regarding other temporary signs (political signs).

This item was held.

ITEM VIII. Memorandum from the Director of Planning regarding City Council Bill 958, -amendment of Sign Regulations concerning Menu Boards for Fast Food Restaurants.

This item was held.

ITEM IX. **P.Z. 11-93 City of Chesterfield Planning Commission**; revisions to Sign Regulations.

This item was held.

ITEM X. Correspondence from the City Attorney regarding reasonableness of Zoning Categories.

This item was held.

ITEM XI. Memorandum from the Director of Planning concerning regulation of News Racks.

This item was held.

ITEM XII. Memorandum from the Director of Planning concerning Notice of Hearing from the City of Town and Country for Amended Final Site Development Plan for Town and Country Commons; west side of Woods Mill Road, north of Clayton Road.

This item was held.

ITEM XIII. **SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON DECEMBER 12, 1994.**

A. **Gateway Academy**; "NU" Non-Urban District Site Development Concept Plan/Section Plan; north side of Wild Horse Creek Road, approximately 3,000 feet west of Wildhorse Parkway.

Received and filed.

B. **D.L. 2-49 Spirit of St. Louis Airport (Insituform, formerly Television Engineering Corp.)**; "M-3" Planned Industrial District Amended Site Development Plan, Architectural Elevations and Landscape Plan; east side of Goddard Avenue, north of Edison Avenue Extension.

Received and filed.

The next meeting of the Planning and Zoning Committee will be on Thursday, January 12, 1995, at 5:30 p.m.

The meeting adjourned at 7:15 p.m.

[PZC-SUM.D21]