

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

February 21, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on February 21, 1990, at 5:45 p.m., in the City Council Conference Room. In attendance were Councilmember Dick Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist. Also in attendance were Ms. Betsy Litton, Ms. Lynn O'Connor, and Ms. Mary Zykan.

ITEM #1 P.Z. 28-89 City of Chesterfield Planning Commission: Amending Section 1005.080 Improvements Installed or Guaranteed, Section 1005.085 Acceptance and Final Approval, and Section 1005.265 Disclosures Of Responsibility for Street Maintenance of the Subdivision Ordinance of the City of Chesterfield.

Director Duepner presented the report of the Planning Commission approving withdrawal of P.Z. 28-89.

The Committee received and filed the report of the Planning Commission.

ITEM #2 P.Z. 26-89 Midland Capital Properties II (Lea Oak Plaza); request to amend C-8 Planned Commercial District Ordinance; west side of Clarkson road, north of Lea Oak Drive.

Planning Specialist Kleiner presented the report of the Planning Commission recommending approval of amending the "C-8" District Ordinance for Lea Oak Plaza.

Councilmembers Hurt, Bute and Hathaway expressed concern about the proposed revision of the plan and the increase in total floor area.

Director Duepner noted that revisions in a plan are not unusual, and that the Commission reviews changes for substantial departure from the proposal submitted at the public hearing.

A motion to approve the Planning Commission recommendation was made by Councilmember Hurt and seconded by Councilmember Hathaway. The motion was approved by a vote of 4 to 0, with Councilmember Hrabko noting that he was abstaining on the amended setback for the bank building.

Note: An Ordinance relative to this matter is needed for the March 5th Council meeting.

ITEM #3 Report of the Planning Commission of the City of Chesterfield forwarding the Comprehensive Plan for the City of Chesterfield.

Director Duepner presented the report of the Planning Commission relative to their adoption of the Comprehensive Plan.

Ms. Betsy Litton addressed the Committee expressing concern over the designation of the area on South Outer 40, west of Timberlake Manor as office. Ms. Litton urged that the area more appropriately should be designated residential.

Councilmember Hrabko noted that the plan had been adopted by the Planning Commission, and that the issue before the Council would be endorsement of the Plan. He also noted that the Plan would be reviewed and updated annually.

Councilmembers Hurt, Hathaway and Bute expressed concern over the office designation of the property at Timberlake Manor. Councilmember Hurt suggested that the matter be referred back to the Commission.

It was noted that under State Statutes, a new hearing would be necessary if the matter were to be resubmitted to the Planning Commission.

A motion to endorse the Comprehensive Plan, with the exception of the wording for office designation of the property at Timberlake and South Outer 40, was made by Councilmember Bute and seconded by Councilmember Hathaway. The motion was passed by a vote of 4 to 0, with Councilmember Hrabko abstaining on the portion of the plan recommending office/campus for property on the north side of Wild Horse Creek Road.

Note: A Resolution relative to this matter is needed for the March 5th Council meeting.

ITEM #4 P.L. 23-89 Long Road Realty Venture (Long Road Plaza); "C-8"
District Boundary Adjustment Plat; west side of Long Road, south
of Chesterfield Airport Road.

Planning Specialist Kleiner presented the report of the Planning Commission recommending approval of the Boundary Adjustment Plat.

A motion to approve the recommendation of the Planning Commission was made by Councilmember Hathaway and seconded by Councilmember Hurt. The motion passed by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the March 5th Council meeting.

ITEM #5 Tuma Manor Subdivision; "NU" Non-Urban District large lot
subdivision Record Plat; west side of Tuma Lane, north of Wild
Horse Creek Road.

Planning Specialist Kleiner presented the report of the Planning Commission recommending approval of the Plat.

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

Note: An Ordinance relative to this matter is needed for the March 5th Council meeting.

ITEM #6 Proposed Amending of Ordinance No. 312 of the City of Chesterfield relative to nuisances.

This matter was held by the Committee and will be on the March 7th agenda.

ITEM #7 Correspondence from JRB/Flagg regarding prior correspondence from Ms. Peggy Gredington.

This correspondence was received and filed by the Committee noting that the matter had been resolved. This item is thus dropped from the Committee agenda.

ITEM #8 Correspondence from Ms. Lynn O'Connor regarding satellite dishes.

Director Duepner addressed the Committee on the issue of satellite dishes, noting that the City has no specific regulations relative to such structures. He suggested that the City may wish to consider regulations concerning satellite dishes in residential, commercial and industrial areas.

Ms. Lynn O'Connor, a Trustee of Shenandoah Subdivision, addressed the Committee on this issue, expressing concern for the lack of specific guidelines for satellite dishes in residential areas. She distributed a copy of the City of Creve Coeur Ordinance relative to satellite dishes.

The Committee referred the matter to the Planning Commission Ordinance Review Committee.

ITEM #9 Correspondence from Douglas R. Beach, City Attorney, concerning earmarking an increase in gross utility tax.

This correspondence was received and filed by the Committee.

ITEM #10 Correspondence from Warren H. Schultz of West Oak Cleaners at Dierberg's Marketplace.

Director Duepner presented the request of Mr. Schultz for three minute parking in front of his business in Dierberg's Marketplace. It was noted that the area requested for parking was a fire lane and in close proximity to the entrance from Baxter Road. The Committee directed staff to inform Mr. Schultz of its disapproval of his request.

ITEM #11 Correspondence from Department of Planning/Economic Development and Department of Public Works concerning West Hill Estates Subdivision.

This correspondence was received and filed by the Committee. It was noted that the matter of closure of Westernmill Drive was being referred to the Public Works/Parks Committee.

ITEM #12 Site plans, building elevations, signs approved by the Planning Commission on February 12, 1990.

- A. West County Seventh Day Adventist Church; NU Non-Urban District building elevation; north side of Highway 40/1-64, west of Bayle.
- B. P.C. 225-87 Clarkson Centre Associates; C-8 District business signs; southeast corner of Clarkson Road and Clarkson Woods Drive.
- C. Edmond J. Swanter; site plan; Wild Horse Creek Road, 400 feet east of Wilson Road.

The meeting adjourned at 7:00 p.m.

[MIN2-21]