

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
FEBRUARY 16, 1995

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, February 16, 1995, at 7:30 p.m., in the City Council Conference Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); and Councilmember Ed Levinson (Ward II). Also in attendance were Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner and Joe Hanke, Planner II.

ITEM I. Approval of summary of Planning and Zoning Committee meeting of January 30, 1995.

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

ITEM II. Meeting with Lane Kendig, relative to Sign Regulations

The consultant retained by the City for revision of the Zoning and Subdivision regulations, Lane Kendig, addressed the Committee on sign regulations. Mr. Kendig sought direction from the Committee on this task. There was general agreement by the Committee relative to items 6 and 7 of Mr. Kendig's memorandum on the matter.

There was considerable discussion relative to offsite signage; the size of signs; the prior work of the Planning Commission relative revision of sign regulations; banners; and the content of signs.

Councilmembers Flachsbart, and Hurt indicated concurrence with item number three (3) of Mr. Kendig's memorandum. Mr. Kendig also addressed the issue of content specific signage and recent litigation in that regard. The Committee discussed use of the Planning Commission report on the revision of the sign regulations (P.Z.11-93) as a basic draft in the revision effort. Motion was made by Councilmember Levinson to table this discussion until the next Council meeting. Motion failed for lack of a second. Motion was made by Councilmember Levinson not to use the Planning Commission draft as a starting point. Motion failed for lack of a second.

The Committee directed Mr. Kendig to pursue revision of the sign regulations with the Planning Commission draft as a philosophical start, and consider the critique presented by Chesterfield Civic Progress. The interest of the Committee

is signs for character zones. Mr. Kendig also addressed message board signs and land uses which have events.

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

Mr. Kendig addressed the issue with the Committee referencing recent litigation in the Chicago area. He noted that no area has been able to effectively regulate newsracks without running afoul of the Constitution relative to free speech. Mr. Kendig also addressed safety issues which would need to be verified for any proposed regulations. The Committee directed Mr. Kendig to review this matter and report back to the Committee on a potential regulation.

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

The Committee established the following schedule for upcoming meetings: Thursday, March 9th, 5:30 p.m.; Thursday, March 30th, 5:30 p.m., and April 20th, 5:30 p.m. Subsequent to the April meeting the Committee will meet every Thursday after a Council meeting. There was discussion about potential of cancelling of the May 4th meeting. This is to be discussed further at the next meeting.

ITEM IV P.Z. 24-94 City of Chesterfield Planning Commission; amend Section 1003.300 Procedures for Amending the Zoning Ordinance of the City of Chesterfield; and correspondence from the City Attorney.

This item was held.

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

This item was held.

ITEM VIII Memorandum from the Director of Planning concerning Chesterfield Valley.

This item was held.

ITEM IX

Discussion of Revision of Zoning and Subdivision Regulations to date.

Director Duepner very briefly noted to the Committee that the Department had developed zoning categories which reflected the recommendations and philosophy as presented by Mr. Kendig. These categories are based on the current residential categories of the City's Zoning Ordinance. Staff had prepared these in view of the recent vote of the incorporation of Wildwood and the annexation of the Western annexation in February, which may limit the potential for westward expansion of the City. Question posed by staff was the need for the complete revision of the zoning regulations if there will not be potential significant areas for future growth to the west. The Committee directed this Department to report on this further at the next meeting.

ITEM X

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING ON JANUARY 23, 1995 - TO BE RECEIVED AND FILED.

- A. **Twin Estates at Sycamore Ridge;** Subdivision Record Plat in the "R-3" 10,000 square foot Residence District with a Planned Environment Unit (PEU) Procedure; north side of Kehrs Mill Road at Sycamore Drive.

Note: This item acted upon by City Council on February 6th, 1995.

- B. **The Courts;** Subdivision Record Plat in the "R-3" 10,000 square foot Residence with a Planned Environment Unit (PEU) Procedure; south side of Kehrs Mill Road, east of Clarkson Road.

Note: This item acted upon by City Council on February 6, 1995.

- C. **Schoettler Manor;** Subdivision Record Plat in the "R-1A" 22,000 square foot Residence District with a Planned Environment Unit (PEU) Procedure; east side of Schoettler Road, north of Clayton Road.

Note: This item acted upon by City Council on February 6th, 1995.

- D. **Amberleigh;** Subdivision Record Plat in the "R-3" 10,000 square foot Residence District with a Planned Environment Unit (PEU) Procedure; north east corner of the intersection of Schoettler Road and Clayton Road.

Note: This item acted upon by City Council on February 6th, 1995.

- E. **P.C.164-83 Chesterfield Executive, Inc.(Chesterfield Executive Park, Lot 11, St. Louis Balloon Company);** Preliminary Architectural Elevations; west side of Cepi Drive, south of Chesterfield Airport Road.

- F. **P.Z.20-93 Carl R. Tisone (U.S. Ice Sports Complex)**; Temporary Construction sign in a "NU" Non-Urban District with a Conditional Use Permit; north side of North Outer Forty Road, east of Boones Crossing Road.

Motion made by Councilmember Flachsbart and seconded by Councilmember Hurt to receive and file all the above mentioned items.

This motion was approved by a motion of 3 to 0. These items were received and filed.

ITEM XI

Next meeting of the Planning and Zoning Committee is March 9th, 1995 at 5:30 pm.

XII

Adjournment at 6:45 p.m.

(pzc-sum.f16)