

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
FEBRUARY 9, 1994

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, February 9, 1994, at 5:57 p.m., in the City Council Room. In attendance were Chair Susan Clarke (Ward II); Councilmember Nancy Greenwood (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Ed Levinson (Ward II); Barbara McGuinness, Planning Commission Chairman; Bill Kirchoff, Planning Commission Vice-Chairman; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM I. **P.Z. 2-92 West County Soccer Club**; a request for amendment of "M-3" Planned Industrial District Ordinance; west side of Cepi Drive, south of Chesterfield Airport Road.

Director Duepner summarized the report and recommendation of the Planning Commission.

A motion was made by Councilmember Hrabko to approve the recommendation of the Planning Commission, with the amendment to permit an outdoor, lighted skating rink. The motion was seconded by Councilmember Hurt.

Director Duepner noted that it appears inclusion of the outdoor skating rink would be in keeping with the current ordinance which permits outdoor volleyball courts. He also pointed out that, within an "M" Industrial District, outdoor tennis courts are a permitted use. He requested the amendment to allow an outdoor skating rink be reviewed by the City Attorney **prior** to action by the City Council.

Councilmember Hurt inquired about the use of the term "gymnasium" and the permitted uses.

Dr. Richard Demko responded, noting that the intent is to build an indoor hockey rink meeting setback requirements and parking requirements. He had been advised that the use would be permitted under the term "gymnasium."

Director Duepner noted the definition of gymnasium, per the Zoning Ordinance, encompasses buildings for athletic events.

The motion passed by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the February 22, 1994 City Council Meeting.

ITEM II. Consideration of Consultant for revision of City Zoning and Subdivision Regulations.

Director Duepner summarized the memorandum concerning consultant interviews. He noted that the figure indicated on the summary as the mean, was actually the average score.

There was discussion by members of the Planning and Zoning Committee, as well as those participants in the interview process of their choice for a consultant.

Councilmember Hrabko indicated his first choice would be Lane Kendig, and his second choice Camiros.

Planning Commission Chairman McGuinness stated her choice would be Lane Kendig for the computer program, Camiros as staff, and Harland Bartholomew price.

There was discussion relative to the computer program which Mr. Kendig had presented, and its utility to the City. It was pointed out by members that, if the program were to be selected, it should be made certain that it included appropriate updates.

Councilmember Hurt indicated that, in his opinion, the lack of an attorney on the Harland Bartholomew team was the difference in price. He indicated that he preferred Lane Kendig, but had some concerns relative to their flexibility.

Planning Commission Vice-Chairman Bill Kirchoff indicated his preference would be Lane Kendig, particularly noting the personal involvement of the principal. He indicated no strong opinion relative to acquiring the computer program.

Councilmember Nancy Greenwood indicated her preference was Harland Bartholomew and Associates. She noted their depth of understanding of the area, but was concerned relative to the lack of an attorney on the team. Councilmember Ed Levinson indicated his first preference was Camiros, Lane Kendig second, and then Harland Bartholomew. He indicated some reservations relative to the Kendig approach.

Mayor Jack Leonard indicated preference for Harland Bartholomew and Associates.

Chairman Susan Clarke stated a preference for Lane Kendig.

Upon a vote, the choice was for Lane Kendig by 7 to 0.

Director Duepner was instructed to set up a meeting with Mr. Kendig at the next Planning and Zoning Committee meeting on February 23rd, to discuss work program, cost, and the flexibility of their program.

ITEM III. Memorandum from the Director of Planning concerning Metropolitan St. Louis Sewer District Rules and Regulations.

Director Duepner summarized the memorandum in the Committee packet, as well as a handout from Public Works Director/City Engineer Bill Hawn. He noted at this time the City has not had any formal discussions with MSD, but that direction was sought from the Committee so that discussions could be commenced.

Mr. Sid Koltun of the Home Builders Association noted that one issue which would need to be addressed is the inequity in unit prices between those utilized by the City and those by MSD.

A motion was made by Councilmember Greenwood and seconded by Councilmember Clarke to direct the Departments to begin discussions to establish a process with MSD for Council review. **The motion was approved by a vote of 4 to 0.**

Councilmember Hurt requested that the Departments particularly look at the issue of release of Escrow Funds without the acceptance of a facility, such as sanitary sewers, by MSD.

ITEM IV. P.Z. 13 & 14-93 Wesley and Teresa Byrne; Sycamore Development Corp.; Joseph and Paulette Schmersahl (Twin Estates at Sycamore Ridge); a request for Amendment of "R-3" 10,000 Square Foot Planned Environment Unit Procedure Ordinance; east and west side of Sycamore Drive at Kehrs Mill Road.

Director Duepner summarized the report of the Planning Department on this matter.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to approve the change in the ordinance. **The motion passed by a vote of 4 to 0.**

Note: A bill relative to this item will be needed for the February 22, 1994 City Council Meeting.

ADD ON #1 Director Duepner summarized the memorandum relative to Chesterfield Services, Inc., a Valley relocated business.

Councilmember Levinson requested that the Committee **hold** action on this matter until the next meeting, after he had the opportunity to review the matter further.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to allow extension of the operation at the Schoettler Road location until May 1, 1994. **The motion was approved by a vote of 4 to 0.**

ITEM V. P.Z. 11-93 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.020 Definitions; 1003.101 "FP" Flood Plain District Regulations; 1003.103 "PS" Park and Scenic District Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations; 1003.131 "C-1" Neighborhood Business District Regulations; 1003.133 "C-2" Shopping District Regulations; 1003.135 "C-3" Shopping District Regulations; 1003.137 "C-4" Highway Service Commercial District Regulations; 1003.141 "C-6" Office and Research Service District Regulations; 1003.143 "C-7" General Extensive Commercial District Regulations; 1003.151 "M-1" Industrial District Regulations; 1003.153 "M-2" Industrial District Regulations; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP", "PS", "NU", and All "R" Districts; 1003.168B Sign Regulations for All "C", "M", and "MXD" Districts; 1003.168C Subdivision Information Signs; and, 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations.

Director Duepner summarized the memorandum concerning amending of the Sign Regulations.

There was discussion by the Committee on various sections of the recommended amendments.

A motion was made by Councilmember Clarke and seconded by Councilmember Hrabko directing the Department to prepare wording such that bushes, trees and shrubs and living materials may be utilized to convey a message and not be construed as a sign. In addition, the Department would review landscape plans which incorporated these items to convey a message. **The motion was approved by a vote of 4 to 0.**

A motion was made by Councilmember Hrabko and seconded by Councilmember Greenwood that the recommended wording relative to definition of an awning/canopy, and the change in regulations relative to awnings be approved. **The motion was approved by a vote of 4 to 0.**

Mr. Steve Fisher addressed the Committee relative to use of balloons.

After a lengthy discussion, a motion was made by Councilmember Hrabko and seconded by Councilmember Clarke to revise the language relative to allowing balloons as signs and attention-getting devices, and to allow balloons for a fifteen (15) day grand opening, as well as for three (3) ten (10) day periods during the year.

The Staff should look at restricting such signs to on-premises versus off-premises. The motion was approved by a vote of 4 to 0.

Councilmember Hrabko requested that support of the Committee be given to directing the consultant selected to prepare revisions to the Zoning and Subdivision Ordinance, to look at special zoning for the Valley, particularly in view of its needs. The Committee agreed.

A motion was made by Councilmember Greenwood and seconded by Councilmember Hrabko relative to recommended revisions concerning flags. The motion was approved by a vote of 3 to 1, with Councilmember Clarke voting no.

A motion was made by Councilmember Greenwood and seconded by Councilmember Hurt that the revision relative to wall signs for office buildings, as recommended, be approved. The motion was approved by a vote of 4 to 0.

There was discussion relative to restricting Bi-State signs on bus shelters. There was also discussion relative to pylon signs versus monument type signs.

A motion was made by Councilmember Hurt and seconded by Councilmember Greenwood that billboards be required to maintain a separation of five (5) miles. The motion was approved by a vote of 3 to 1, with Councilmember Hrabko voting no.

The Department was directed to bring the matter of billboards directly to the Council at the earliest possibility.

Other items that were not discussed were requested to be brought back to the Committee for discussion, one (1) at a time, at future meetings.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON JANUARY 24, 1993.

- A. **P.Z. 16 & 17-93 Taylor-Morley, Inc. (Sea Beauty Farm)**; Planned Environment Unit (PEU) Procedure in the "R-1A" 22,000 Square Foot Residence District Site Development Plan; west side of Wilson Road, south of Wilson Farm Drive.
- B. **Somerset Plat One-A**; Planned Environment Unit (PEU) in the "R-1A" 22,000 Square Foot Residence District and "R-2" 15,000 Square Foot Residence District Subdivision Record Plat; north side of Wild Horse Creek Road, east of Long Road.

Note: This item will have been acted upon by City Council at its February 7, 1994 Meeting.

- C. **P.Z. 20-93 Carl R. Tisone (U.S. Sports Ice Arena)**; Conditional Use Permit in "NU" Non-Urban District Site Development Plan and Architectural Elevations; north side of North Outer Forty Road, east of Boones Crossing Road.
- D. **Wildhorse Springs Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 Square Foot Residence District Subdivision Record Plat; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.

Note: This item will have been acted-upon by City Council at its February 7, 1994 Meeting.

The next meeting of the Planning and Zoning Committee will be on **Wednesday, February 23, 1994, at 5:45 p.m.**

The meeting adjourned at 8:05 p.m.

[PZC-SUM.209]