

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Meeting
February 7, 1990
5:45 P.M.

Minutes

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on February 7, 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). Also in attendance were Jerry Diepner (Director of Planning/Economic Development) and Anna Kleiner (Planning Specialist).

ITEM #1 Preliminary report from the Planning Commission on the Zoning and Subdivision Ordinance of the City of Chesterfield.

Director Diepner presented the report and recommendation of the Planning Commission relative to the Zoning and Subdivision Ordinance of the City of Chesterfield. It was noted that a public hearing on this item would be held before the City Council, upon adoption of the Comprehensive Plan of the City of Chesterfield. The hearing would be held in accord with State Statutes relative to the Comprehensive Plan and Zoning and Subdivision Ordinance.

A motion was made by Councilmember Bute to receive and file the report and refer it to the City Council for a public hearing. Councilmember Hathaway seconded the motion, and the motion was approved by a vote of 4 to 0.

ITEM #2 P.Z. 22-89 Clinton Development (Mansions at Spyglass Summit); request to amend "PEU" in "R-2" 15,000 square foot and "R-3" 10,000 square foot Residence Districts Ordinance; north side of Olive Boulevard at Westernmill Drive.

Director Diepner presented the report of the Planning Commission recommending approval of Ordinance Amendment relative to setbacks.

A motion was made by Councilmember Bute for approval of Planning Commission recommendation. Councilmember Hathaway seconded the motion, and the motion was approved by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the February 20, 1990 City Council Meeting.

ITEM #3 Princeton Gate Subdivision; Subdivision Record Plat, Trust Indenture and Warranty Deed; north side of Clayton Road, west of Claymont Estates Drive.

Planning Specialist Kleiner presented the report of the Planning Commission recommending approval of the Record Plat and the report of the Department of Planning/Economic Development recommending approval of the Trust Indenture and Warranty Deed.

A motion was made by Councilmember Hurt for approval of the Record Plat, Trust Indenture and Warranty Deed. 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 February 20, 1990 City Council Meeting.

ITEM 4 Correspondence from the Department of Planning/Economic Development regarding St. Louis County Planning Commission, P.C. 24-90 Sentinel Peak Estate Corporation; southeast corner of Olive Street Road and Gallagher Road, at Fee Fee Road.

Director Duepner presented a summary of the petition which will be heard by the St. Louis County Planning Commission on February 12, 1990. The petition seeks rezoning of a tract presently occupied by the Town & Four Apartment complex in order to allow construction of approximately 800,000 square feet of office space.

The correspondence was received and filed by the Committee.

ITEM #5 Correspondence from the Department of Planning/Economic Development regarding procedures for hearings before the Planning and Economic Development Committee.

Director Duepner presented to the Committee previous correspondence relative to this matter, and sought approval of the Committee to establish as policy procedures dealing with public hearings before the Committee.

A motion was made by Councilmember Hathaway and seconded by Councilmember Hurt to adopt the policy. The motion was passed by a vote of 4 to 0.

ITEM #6 Correspondence from the Department of Planning/Economic Development regarding proposed contract for services from Booker and Associates relative to Stormwater Implementation Study for Chesterfield Valley area.

Director Duepner presented an overview of the proposed contract submitted by Booker and Associates, and also distributed a memorandum from the Director of the Department of Public Works/City Engineer relative to the contract. It was noted that additional proposals would need to be sought from at least two other firms prior to consideration of any contract.

Councilmember Bute noted concerns recently raised by members of the Citizen's Public Works Advisory Committee relative to a Stormwater Plan for the Chesterfield Valley Area. It was noted that these concerns will be forthcoming from the Public Works/Parks Committee.

Councilmember Hrabko commented that the Stormwater Plan had been reviewed and approved by the federal government.

Councilmember Hathaway noted concern relative to earthquake standards for the Valley Area, and their impact on the Drainage Plan.

Councilmember Hurt noted concern about the design of pumping stations relative to earthquake standards, and that the objective of the Booker & Associates proposal relative to short-term needs should be clarified.

A motion was made by Councilmember Hathaway to instruct the staff to meet with the St. Louis County Department of Highways and Traffic regarding this proposed Study, and determine whether the County would fund such a Study from Stormwater Impact Fees collected in Chesterfield Valley. The motion was seconded by Councilmember Huns and approved by a vote of 4 to 0.

ITEM #7 Correspondence from the St. Louis County Department of Highways and Traffic concerning roadway improvements for P.Z. 4-89 E.S. Development (Auto Mall); north side of U.S. Highway 40/1-64, at Spirit of St. Louis Boulevard.

Director Diepner presented correspondence from the St. Louis County Department of Highways and Traffic, and response from City of Chesterfield Department of Public Works. This matter had previously been presented to the Committee, and focuses upon the request by the St. Louis County Department of Highways and Traffic for additional roadway improvements in conjunction with the development of the Auto Mall Project. Director Diepner noted that these additional improvements are reflective of a possible need for an updated Traffic and Corridor Study for the Valley Area, particularly in view of the pending Comprehensive Plan for the City of Chesterfield which reflects potential development not previously contemplated for the Valley Area. It was noted that the prior Chesterfield Valley Plan prepared by St. Louis County was the basis for the Traffic Plan and Assessments for the Valley Area. With different types of development, there may be different roadway needs, and that this matter should be addressed in a Study.

The Committee was in agreement with the concept for the Study, and received and filed the correspondence from the Department of Planning and Department of Public Works on this matter, with the commitment to the Study concept pending the adoption of the City's Comprehensive Plan.

ITEM #8 Correspondence from the Finance Director concerning Utility Tax.

Director Diepner noted that this item was in response to inquiries from the Committee as a result of a past meeting with representative of Union Electric concerning installation of underground utilities.

The correspondence was received and filed by the Committee.

ITEM #9 Correspondence from the Department of Planning/Economic Development concerning Procedures for the Planning and Economic Development Committee.

Director Diepner presented a memorandum in response to a recent meeting with members of the Home Builder's Association, City Council, and the Planning Commission concerning the processing of subdivision record plats by the City. It was noted that, currently, record plats are required to be approved by the City Council and then are forwarded to City Council for action through the Planning and Economic Development Committee. Concern was raised by members of the Home Builder's Association of the time factor involved, and they had requested that review by the Planning and Economic Development Committee be eliminated. Director Diepner noted time problems which may be faced by the Department in submitting items to the City Council for its agenda subsequent to action by the Planning Commission.

The Committee acknowledged these concerns, noting that it would be necessary for developers to have all items necessary to record plat review and approval submitted and approved prior to placement on the Planning Commission agenda. The Committee decided to implement a revised policy relative to subdivision record plats for a two (2) month period, which would eliminate review by the Planning and Economic Development Committee. Communication relative to this change in policy is to be forwarded to the Home Builder's Association.

ITEM #10 Correspondence from the Director of Planning/Economic Development concerning Preliminary Site Development Plans.

Director Diepner presented a memorandum concerning the possible elimination of preliminary site development plans in conjunction with rezoning and Special Procedure requests. This change in policy was suggested in order to eliminate problems caused by revisions to preliminary plans subsequent to the rezoning process.

Committee noted that it was important to understand that a preliminary development plan submitted at the time of rezoning is not based upon total engineering of a site, and thus it is reasonable to anticipate revisions to those plans. Therefore, the Committee decided not to change the policy, and to retain the requirement for preliminary development plans.

ITEM #11 Copy of a suggested Ordinance relative to amending of the Nuisance Ordinance concerning trash pick-up and deliveries for commercial and industrial developments.

Director Diepner presented a draft of an ordinance in response to concerns raised by Councilmember Bute. It was suggested that the Committee review this ordinance, and that the matter be placed on the agenda for the next meeting.

In addition, Chairman Hrabko directed the staff to inform the Hauler's Association of this pending ordinance, and to seek their comment on the matter.

Councilmember Hathaway noted that the ordinance should apply to areas that are adjacent to residential development.

ITEM #12 Policy for public comment at the Committee Meetings.

Councilmember Hrabko noted the recent policy adopted by the City Council relative to public participation at Committee meetings. The policy was discussed, and it was determined by the Committee that the policy, with modification, could apply to the Planning and Economic Development Committee.

A motion was made by Councilmember Bute that the policy adopted by the City Council at its meeting of February 5, 1990, also apply to the Planning and Economic Development Committee with the amendment to allow Committee Members to ask questions and obtain answers, and that the public participation precede each item on the agenda. The motion was seconded by Councilmember Hathaway, and approved by a vote of 4 to 0.

The meeting adjourned at 6:50 p.m.

[MIN2-7]