

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
JANUARY 12, 1995

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, January 12, 1995, at 5:32 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; Councilmember Linda Tilley (Ward IV); and Jerry Duepner, Director of Planning

ITEM I. Approval of summary of Planning and Zoning Committee meeting of December 21, 1994.

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

ITEM II. Memorandum from the Director of Planning concerning proposed 1995 Planning and Zoning Committee schedule.

Director Duepner summarized the memo and provided an additional handout, a memorandum from the City Administrator. There was discussion by the Committee relative to items which could be handled administratively by the Department and reduce the Planning Commission as well as the Planning and Zoning Committee meeting agendas. Councilmember Levinson indicated committee meetings could be eliminated and longer work sessions held for the City Council. Chairman Hurt indicated his preference for keeping committee meetings as they are more deliberative. Councilmember Flachsbart indicated that he preferred the committee meeting approach. He prefers a Monday meeting date if the Council goes to one meeting a month. Director Duepner noted that the committee could stay with the two meeting a month format and cancel those meetings where there are no items coming forward from the Planning Commission.

The Committee agreed that henceforth the agenda should reflect site plans be received and filed.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Levinson to encourage the Planning Commission to move more items to Department of Planning staff. Motion was approved by a vote of 3 to 0.

Chairman Hurt indicated if Council moved to one meeting a month then

the Committee should consider moving its meetings to one of the other Mondays. Committee tentatively set a meeting for February on the 16th.

ITEM III.

Memorandum from the Director of Planning concerning updated Zoning and Subdivision Ordinances.

Director Duepner noted that Mr. Kendig may be able to make a trip to the City on January 30 and 31. The Committee decided that the next visit by Mr. Kendig be scheduled for February 15 and 16.

Councilmember Cullen arrived at this time.

ITEM IV.

Memorandum from the Director of Planning concerning Department of Planning projects.

Director Duepner summarized memorandum outlining Department projects. There was discussion by the Committee and the Chairman noted that he had no problem with the list as presented. Councilmember Levinson expressed a desire for establishment of a Historical District for the old Chesterfield area and long range planning as recommended by the Bond consultant. The Committee concurred that consideration of a Historic District be Item Number 15 on the list and the Item identified as 15 be moved down. Also it was agreed to seek information on Historic Districts. Director Duepner noted that Planning Advisory Service could be contacted for information. Mayor Leonard indicated a desire to not pursue this item too vigorously at present as there have been discussions with St. Louis County relative to Faust Park Historic Area.

ITEM V.

Memorandum from the Director of Planning concerning renewal of contract with St. Louis County Department of Public Works for building codes.

Director Duepner noted that the City had recently received the notice for renewal of contract with St. Louis County. There was discussion by the Committee about allowable exclusions from the contract. Also, Director Duepner noted Item 8 from the agenda regarding property maintenance code would be reviewed at by the Department in conjunction with renewal of the contract for building code. Councilmember Levinson requested that cost/benefit of a property maintenance code by the City be considered. Motion was made by Councilmember Flachsbart and seconded by Councilmember Hurt that the Department continue to review and pursue the renewal of contract with exclusions for parking lots and requirement for zoning approval for plumbing permits for in ground sprinklers. Motion was approved by a vote of 4 to 0.

ITEM VI.

Correspondence from the City Attorney concerning refiling of petitions (Section 1003.300 Procedure for amending the Zoning Ordinance).

Director Duepner requested this matter be held.

ITEM VII.

Correspondence from the City Attorney concerning future protest petitions.

Director Duepner noted this item had been addressed by the Planning Commission at its meeting of January 10, 1995. The Planning Commission has recommended the matter be placed on the docket for public hearing for amending of the Zoning Ordinance.

ITEM IX.

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

Motion was made by Councilmember Cullen and seconded by Councilmember Flachsbart for hold. Motion was approved by a vote of 4 to 0. The Committee directed that this matter be tabled until such time as the review of the Zoning and Subdivision Ordinance by the consultant is completed.

ITEM X.

Memorandum from the Director of Planning concerning Section 1003.168 D,5 regarding other temporary signs (Political Signs).

Director Duepner summarized the memorandum and sought direction from the Committee concerning regulation of political signs. The Committee noted that current wording is unclear relative to election issues. There was considerable discussion by the Committee to allow political signs within the right-of-way adjoining single-family residential lots. Motion was made by Councilmember Cullen and seconded by Councilmember Flachsbart that revision of the Zoning Ordinance relative to political signs be referred to the Planning Commission to address removal of signs within seven (7) days, signs for election issues, and that political signs be allowed within rights-of-way adjoining single family residences. Motion was approved by a vote of 4 to 0.

ITEM XI.

Memorandum from the Director of Planning regarding City Council Bill 958, amendment of sign regulations relative to menu boards of fast food restaurants.

Councilmember Levinson moved for approval per the recommendation of the Planning Commission. Motion failed for lack of second. Councilmember Cullen noted that a meeting was held with the representatives of McDonald's and inquired of the results of those meetings. Director Duepner noted that McDonald's still needs to submit

cost estimates for the work at the Clarkson Road/Lea Oak intersection. Motion was made by Councilmember Flachsbart and seconded by Councilmember Hurt to hold the item. The motion was approved by a vote of 3 to 1 with Councilmember Levinson voting no.

ITEM XII.

P.Z. 11-93 City of Chesterfield Planning Commissions; revisions of sign regulations.

There was discussion by the Committee relative to the proposal for banners for institutional uses. The Committee recommended that staff separate institutional uses from commercial uses relative to banners. The Committee is of the opinion that banners should be limited to noncommercial usage or seasonal information. It was generally agreed by the Committee that, the definition of institutional uses needs to be expanded; and banners should not be utilized for advertising or identifying a particular product or business but seasonal or special events. The content of the banners and their placement should also be considered. The Department was directed by the Committee to pursue these items and report back.

XIII.

Correspondence from City Attorney regarding reasonable lists of Zoning categories.

This item was held.

ITEM XIV.

Memorandum from the Director of Planning concerning regulation of news racks.

This item was held.

ITEM XV.

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 County Commons; west side of Woods Mill Road, north of Clayton Road.

Dropped from agenda.

ADD ON #1

St. Louis County Planning Commission, January 23, 1995, Public Hearing Notice for P.C. 9 and 10-95 Levinson Building and Realty corp.; east side of Eatherton Road (State Highway C), southeast of Paradise Drive.

A motion to receive and file was made by Chairman Hurt and seconded by Councilmember Cullen. Motion was approved by vote of 3 to 0, with Councilmember Levinson abstaining.

ADD ON #2

St. Louis County Planning Commission January 23, 1995, Public Hearing

Notice for P.C. 11 and 12-95. The Jones Company Custom Homes, Inc.; south of Wild Horse Creek Road and west of the western terminus of Lance Head Court.

A motion to receive and file was made by Councilmember Levinson and seconded by Councilmember Flachsbart. Motion was approved by vote of 3 to 0, with Councilmember Cullen abstaining.

ADD ON #3

Councilmember Cullen addressed the Committee relative to the proposal for a Public Works building in Chesterfield Valley. It was noted there was a special meeting of Council held on Tuesday at which, a proposed Public Works building in the valley was approved. Subsequently several Councilmembers have concern whether the City should follow the procedure required of others. Councilmember Levinson noted that the matter came from the Public Works/Parks Committee to the Council on Tuesday in view of an emergency situation. Councilmember Flachsbart noted that he was not at the meeting but believed that if anyone else has to follow a procedure then the City should have to follow that procedure as well. Councilmember Cullen noted that the major issue at the present time is for the maintenance of City vehicles and that the City is in compliance with applicable ordinances. Chairman Hurt inquired whether the appropriate process could be pursued and not pose an undue hardship. Chairman Hurt directed that the matter be presented to the City Council at its meeting on Tuesday, January 17th, and the issues to be considered are the hardship, what is the standard process and the type of building proposed. Councilmember Tilley expressed concerns about the quality of the proposed building. Chairman Hurt requested that if special meetings needed, they be held by the Planning Commission to provide for the appropriate process. Motion was made by Chairman Hurt to place the issue on the Council work session Tuesday, determine if the Planning Commission could hold special meetings, and the issue of the hardship. Motion was seconded by Councilmember Cullen. Councilmember Tilley indicated the desire to see the samples of the types of buildings proposed. Councilmember Levinson indicated that Council was qualified to review the matter. The motion was approved by a motion of 3 to 1 with Councilmember Levinson voting no.

The meeting adjourned at 7:10 p.m

The next meeting of the Planning and Zoning Committee will be on Thursday, January 26, 1995, at 5:30 p.m.

[PZC-SUM.J12]