

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
Meeting Summary
December 18, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on Wednesday, December 18, 1991, at 5:30 p.m., in the City Council Conference Room. In attendance were Committee Chair Betty Hathaway, (Ward I); Councilmember Jade Bute, (Ward II); Councilmember Dan Hurt, (Ward III). Also in attendance were Mayor Jack Leonard; Councilmember Susan Clarke (Ward II); Councilmember Linda Tilley (Ward IV); Planning Commission Chair Mary Domahidy; Planning Commissioners Bill Kirchoff, Barbara McGuinness, Walter Scruggs, Mary Brown, Vicky Sherman, and Pat O'Brien. Also in attendance was Jerry Duepner, Director of Planning/Economic Development.

ITEM I. Memorandum from the Director of Planning/Economic Development concerning a request from the City of Chesterfield Planning Commission relative to improvement of streets and roads and response from City Attorney.

This matter was held and will be discussed at the January 8, 1992 meeting.

ITEM II. Memorandum from the Director of Planning/Economic Development concerning the November 21, 1991 meeting of the City of Chesterfield Board of Adjustment.

This matter was held and will be discussed at the January 8, 1992 meeting.

ITEM III. Memorandum from the Director of Planning/Economic Development regarding St. Louis County Planning Commission Public Hearing Notice for P.C. 108-91 Carl Glebel Landscape Architects, Inc. [South corner of Highway 109 and Highway C (Eatherton Road)].

Director Duepner advised the Committee of the pending petition before the St. Louis County Planning Commission.

The Committee received and filed this information with no comment.

ITEM IV. Memorandum from the Director of Planning/Economic Development forwarding letter from Chesterfield Chamber of Commerce concerning amending of Sign Regulations.

This matter was held and will be discussed at the January 8, 1992 meeting.

ITEM V.

Memorandum from the Director of Planning/Economic Development forwarding memorandum relative to Chesterfield Villas (P.C. 126-79 Delmar Gardens Enterprises, Inc.).

This matter was held and will be discussed at the January 8, 1992 meeting.

ITEM VI.

A copy of memorandum from the Director of Planning/Economic Development forwarding memorandum concerning Boundary Changes Committee of the St. Louis County Municipal League.

Director Duepner presented an overview of the items to be discussed at the 12/19/91 meeting of the Boundary Changes Committee of the St. Louis County Municipal League.

In review of the items, the Committee expressed no opinion on a proposed change of Boundary Commission legislation relative to annexations of areas currently within Fire Districts.

Relative to a proposal to more accurately define the term "Unincorporated Pocket," the Committee was not convinced that the population of 2,000 should be used. The Committee was of the opinion that this matter needed more discussion by the Boundary Changes Committee.

The Committee had no firm opinion relative to a change in the voting format after 1996, for annexations of unincorporated pockets. The Committee also questioned the inclusion as an 11th criteria for consideration by the Boundary Commission, the impact of annexations and incorporations upon St. Louis County.

Relative to the issue of the method of selection of members to the Boundary Commission, the Committee was in agreement that the method for nominating Board Members by municipalities should be revised relative to the rounding-up of percentage figures. The Committee believes that the current method should be changed.

ITEM VII.

Policy relative to Planning and Economic Development Committee action on Planning Commission recommended conditions.

This item is to be held and discussed at the January 8, 1992 meeting.

ITEM VIII.

P.C. 192-87 Long Road Partnership (Dugford Commons); request for an extension of time for a "C-8" Planned Commercial District Site Development Plan; northeast corner of the intersection of Wild Horse Creek Road and Long Road.

(Note: This item merely needs to be received and filed by the Committee. No other action is necessary.)

ITEM IX.

Memorandum from the Director of Planning/Economic Development forwarding memorandum concerning P.Z. 22-90 Sverdrup Development (Timberlake Office Park).

This item is to be held and discussed at the January 8, 1992 meeting.

ITEM X.

Memorandum from the Director of Planning/Economic Development forwarding response from the City Attorney concerning Site Development Plan Disclosures.

This item is to be held and discussed at the January 8, 1992 meeting.

ITEM XI.

Site Plans, Building Elevations and Signs reviewed by Planning Commission on November 25, 1991.

- A. Hencken and Hannaach Tracts; Boundary Adjustment Plat in "NU" Non-Urban District; east side of Winter Wheat Drive, south of Wild Horse Creek Road.

(Note: No action necessary as this item has been acted upon by City Council on 12/2/91.)

- B. Ladue Glen; "R-2" 15,000 square foot Residence District Subdivision Record Plat; south side of Ladue Road, east of Green Trails Drive South.

(Note: No action necessary as this item has been acted upon by City Council on 12/2/91.)

- C. P.C. 207-86 Texaco, Inc.; "C-8" Planned Commercial District Amended Site Development Plan; southeast corner of Olive Boulevard and Chesterfield Parkway North.

- D. P.Z. 34-89 Benjamin Houlihan (Chesterfield Fence); "M-3" Planned Industrial District Site Development Plan; south side of Old Olive, west of Chesterfield Airport Road.

- E. P.C. 63-85 J.L. Mason (Bull Moose Tube); "C-8" Planned Commercial District Business Sign; west side of Clarkson Road, south of Baxter Road.

(Note: No action as this item was presented to the Planning Commission for conceptual review.)

ITEM XII.

Site Plans, Building Elevations and Signs reviewed by Planning Commission on December 9, 1991.

- A. Brook Hill Estates (formerly Thomas White Estates); Planned Environment Unit in "R-1A" Residence District Subdivision Record Plats One, Two and Three; west side of Schoettler Road, north of Clayton Road.

(Note: No action necessary, as this item has been acted upon by City Council on 12/16/91.)

- B. Chesterfield Industrial Park; "M-3" Planned Industrial District Boundary Adjustment Plat (Lots 1A and 1B); east side of Chesterfield Industrial Boulevard, at Chesterfield Airport Road.

(Note: No action necessary as this item has been acted upon by City Council on 12/16/91.)

- C. Texaco Schoettler Subdivision; "C-8" Planned Commercial District Subdivision Record Plat; southeast corner of Olive Boulevard and Chesterfield Parkway North.

(Note: No action necessary as this item has been acted upon by City Council on 12-16-91.)

ITEM XIII.

Discussion with City of Chesterfield Planning Commission.

Planning Commission Chair Domahidy addressed the purpose of the meeting. Ms. Domahidy provided an overview of the Planning Commission Committees, noting the commitment, process and perspective provided by each Committee.

Councilmember Hurt complimented the efforts of the Commission, and urged them to continue the fine job. He indicated they understood there would be differences of opinion, on occasion, between the Planning Commission and the City Council.

Chair Domahidy noted the various products that will come from the efforts of the Committees. The design guidelines are intended to provide developers and others with an understanding of policies and processes of the City.

Comprehensive Plan Committee Chair Barbara McGuinness addressed the Committee on the Update Process of the Comprehensive Plan for 1992. She noted that the process will include the soon to be annexed area, with representation from that area. She also noted that Update of the Comprehensive Plan will, henceforth, be done every other year, as opposed to every year.

Ordinance Review Committee Chair Mary Brown addressed the activities of the Committee relative to revising the Sign Ordinance. The Committee is seeking balance in the Sign Regulations, particularly for such items as temporary signage. The Committee is considering establishing sign packages for developments. Also under consideration is a review of City Ordinance No. 129, to establish better criteria rather than just size of the sign. Ms. Brown noted that a meeting will be held with a representative of various interested parties prior to a public hearing on the sign amendment.

Site Plan/Landscape Committee Chair Bill Kirchoff noted that the Committee was preparing policy statements on landscaping. Eventually, it is anticipated that these policies will be transformed into an ordinance. Items being considered include buffer areas in residential developments adjacent to non-residential streets, requirements for irrigation, maintenance bonds, etc.

Architectural Review Chair Pat O'Brien noted the two (2) purposes of the Committee are to convene for specific review when requested by the Planning Commission, and to establish design review standards. The design standards are to be developed to apprise what is expected in building design and to establish a base line with flexibility. The Committee has revised the current architectural review submittal requirements for the Planning Commission. Ms. O'Brien noted that design review eventually would include not only architecture, but also landscaping and signage. The Committee is also considering development of a point system for building design. The possibility of including design professionals which could preclude the need for a point system had also been discussed.

(At this time Councilmember Hurt left the meeting.)

Councilmember Hrabko complimented the Planning Commission on its effort, and was encouraged by the efforts of the Architectural Review Committee. He was also complimentary relative to developing of a point system.

Councilmember Bute noted the need to clarify Sign Regulations relative to maximum allowable area, while at the same time signage must be reviewed under provisions of Ordinance No. 129.

Planning Commission Member Brown noted the effort of the Ordinance Review Committee to clarify the Sign Regulations, noting that some thirty-two (32) square foot signs do not necessarily need review. Ms. Brown also noted that the Committee is going towards smaller sign size.

Councilmember Bute requested that the Commission do what it could to assure that promises made by developers to residents are included within ordinance conditions.

Planning Commissioner Sherman noted that it may be appropriate for the Commission to seek response from the developers at the public hearing if he had conducted a meeting with residents.

Councilmember Hrabko suggested that the Commission might seek to pursue access to cable television.

Commissioner Scruggs noted that, as the various Committees develop policies for landscaping, architectural review, and other items, these matters should be brought back to the Planning and Economic Development Committee prior to their implementation. This would allow for comment by the Planning and Economic Development Committee prior to adoption by the Planning Commission.

The meeting adjourned at 6:40 p.m.

[PED-SUM.D16]