

MEMORANDUM

DATE: November 25, 1996

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting November 21, 1996.

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 5:30 p.m., on Thursday, November 21, 1996, in the City Council Conference Room. In attendance were Councilmember Barry Streeter, (Ward II) - Chairperson; Councilmember Barry Flachsbart, (Ward I); Councilmember Dan Hurt, (Ward III); and Councilmember Linda Tilley (Ward IV). Also in attendance were Planning Commission Chairman Mike Casey; City Administrator Mike Herring; Jerry Kelley, Planning Director; and Laura Griggs-McElhanon, Assistant Planning Director.

I. Approval of Planning and Zoning Committee meeting summary of November 7, 1996.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Hurt and passed by a vote of 3 to 0.

III. **P.Z. 25-96 Vermeer Sales and Service MI., Inc.**; "NU" Non-Urban District and "C-4" Highway Service Commercial District to "C-8" Planned Commercial District; south side of Chesterfield Airport Road approximately 250 feet east of the intersection of Long Road and Chesterfield Airport Road.

The petitioner is requesting rezoning from the Non-Urban and "C-4" Highway Service Commercial District to "C-8" Planned Commercial District for the six (6) acre tract of land located on the south side of Chesterfield Airport Road, approximately 250 feet east of Long Road. The petitioner will convert the existing 8,700 square foot office building into storage, and proposes a 22,820 square foot new structure. The proposed building would contain approximately 2,000 square feet of display and sales area, 2,000 square feet of office area, and roughly 12,000 square feet would contain office and parts storage, including a service bay area.

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The P & Z Committee made two (2) amendments to this petition. Upon a motion by Councilmember Streeter, seconded by Councilmember Tilley, item 3.(d) entitled "Structure Setbacks) was amended to read seventy-five (75) feet from the western property line. A motion was made by Councilmember Tilley, seconded by Councilmember Streeter, that item #18, under the "Landscape Plan" category provide clarity, in that a chain link fence would be permitted only on the south property line.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and **passed by a vote of 3 to 0, with the attached amendments.**

Note: It is necessary for City Council to approve an ordinance in order to accomplish this change.

II. Discussion of the recommendation of the Planning Commission regarding incorporation of Section 4.5 "Telecommunications Towers and Facilities" into the Comprehensive Plan.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and **passed by a vote of 3 to 0.**

This item was forwarded to the Planning and Zoning Committee from the September 25, 1996 Meeting of the Planning Commission. The purpose of this revision to the Comprehensive Plan is to provide a policy direction on the topic of cellular towers. This policy statement will return to the City Council at a later date, after the Planning Commission has approved its final language for incorporation into the Comprehensive Plan.

Councilmember Flachsbart arrived during this discussion.

IV. Memorandum from the Assistant Director of Planning regarding Temporary Signs (P.Z. 11-93 City of Chesterfield Planning Commission.

A tenant at the Clarkson Wilson Centre is requesting a temporary sign for the month of December.

After discussion by the Committee, a motion was made by Councilmember Flachsbart, seconded by Councilmember Streeter, that the Committee continue its policy to recommend denial for temporary signs. **The motion passed by a vote of 3 to 1, with Councilmember Tilley voting no.**

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V. Memorandum from the Planning Director regarding air inflated devices (balloons).

A motion was made by Councilmember Tilley, seconded by Councilmember Flachsbart, that a public hearing be set before the Planning Commission to consider a proposal that air inflated devices be limited to a time period of three (3) days, and that language be included in the amendment that issuance of a business license defines a grand opening for the business. **The motion passed by a vote of 4 to 0.**

VI. New Business

1. The Density Development Procedure, as outlined in the Zoning Ordinance and recently utilized re: the E.M. Harris development, will be discussed at the December 19th meeting of the Planning and Zoning Committee.

2. Clarkson Valley Boundary Adjustment request.

Upon a motion by Councilmember Tilley, seconded by Councilmember Flachsbart, the Committee **voted unanimously** to recommend that Council support the request of Clarkson Valley for a boundary adjustment of two tenths (.2) of an acre on the Marquette campus at the corner of Clarkson and Kehrs Mill Roads. This will require approval by the entire City Council. City Administrator Herring was authorized to send a letter to the Clarkson Valley Mayor informing him of this vote, and that final approval would be considered by Council on December 2, 1996.

3. White Road

Because of the amount of traffic on White Road between Conway and Olive from existing and proposed subdivisions, and the current rezoning request by Nooning Tree, upon a motion by Councilmember Streeter, seconded by Councilmember Flachsbart, Mr. Herring was directed to send a letter to St. Louis County Highway Department requesting a traffic study for White Road. **The motion passed by a vote of 4 to 0.**

The next meeting of the Planning and Zoning Committee is December 19, 1996.

The meeting adjourned at 6:30 p.m.