

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
OCTOBER 21, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on October 21, 1993, at 7:05 p.m., in the City Council Chambers. 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 Linda Tilley (Ward IV); Councilmember Ed Levinson (Ward II); Planning Commission Chairman Barbara McGuinness; Jerry Duepner, Director of Planning; and Joseph Hanke, Planner II.

ITEM I. Public Hearing regarding P.Z. 17-93 Taylor-Morley, Inc. (Sea Beauty Farm);
Planned Environment Unit Procedure (PEU) in the "R-1A" 22,000 square foot
Residence District; west side of Wilson Road, approximately 400 feet south
of Wilson Farm Drive.

AND

P.Z. 16 & 17-93 Taylor-Morley, Inc. (Sea Beauty Farm); "NU" Non-Urban
District to "R-1A" 22,000 square foot Residence District and Planned
Environment Unit Procedure (PEU) in the "R-1A" 22,000 square foot
Residence District; west side of Wilson Road, approximately 400 feet south
of Wilson Farm Drive.

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

A motion was made by Councilmember Greenwood and seconded by Councilmember Hrabko for approval, as recommended by the Planning Commission. The motion was approved by a vote of 4 to 0.

Councilmember Hurt noted that he has some reservations about some of the proposed conditions, but was in favor of the zoning. He noted he may request some changes to conditions prior to Council action.

(Note: An ordinance relative to this matter will be needed for the November 1, 1993 City Council Meeting. As valid Protests have been submitted for both P.Z. 16 & 17-93, passage of an ordinance will require 2/3's vote by City Council.)

Councilmember Hurt left the meeting at this time.

ITEM II. P.Z. 20-93 Carl R. Tisone; Conditional Use Permit in the "NU" Non-Urban District; north side of North Outer Forty, east of the intersection of Boones Crossing and North Outer Forty.

Director Duepner summarized the decision of the Planning Commission, as outlined in its report. He also noted the request from the Missouri Highway and Transportation Department concerning parking restrictions along North Outer Forty.

Councilmember Hrabko inquired why a CUP is requested, and not a "C-8" Planned Commercial District.

Director Duepner noted that it was the decision of the petitioner to submit the request for a Conditional Use Permit, and the use, as requested, is allowed in the existing zoning district under the provisions of a Conditional Use Permit.

A motion was made to accept the Planning Commission report by Councilmember Hrabko and seconded by Councilmember Greenwood. The motion was approved by a vote of 3 to 0.

The Committee also requested that the Public Health and Safety Committee take up consideration of the request of the Missouri Highway and Transportation Department relative to parking restriction along North Outer Forty.

(Note: To approve as recommended by the Planning Commission, action on this matter by the City Council requires the receiving and filing of the Planning Commission report. Fifteen (15) days after such action, the Conditional Use Permit will be granted. If the Council seeks to revise the conditions, or take any other action, it will be necessary for Council to take up a motion to exercise its Power of Review.)

Councilmember Hurt returned to the meeting at this time.

III. P.C. 207-86 Texaco Incorporated; A request for Amendment of "C-8" Commercial District Ordinance; southwest corner of the intersection of Olive Boulevard and Chesterfield Parkway North.

Director Duepner summarized the report of the Planning Commission recommending approval of the requested Ordinance Amendment.

A motion for approval was made by Councilmember Hrabko and seconded by Councilmember Clarke. The vote on the motion was 2 to 2, with Councilmember's Hrabko and Clarke voting aye, and Councilmember's Hurt and Greenwood voting no. The motion failed for lack of a majority. The matter will go to Council with no recommendation.

IV. Request for Proposals concerning Riverboat Gambling.

Chair Clarke directed that this matter be held.

V. Memorandum from the City Administrator concerning petition for annexation.

Director Duepner summarized the petition for annexation.

Mr. Scott Hunsaker, of the West County Bath and Tennis Club, addressed the Committee on the requested annexation.

A motion was made by Councilmember Hurt to proceed with consideration of the petition. The motion failed for lack of a second.

ADD ON #1 Southern Annexation

Director Duepner summarized the current efforts of the Department of Planning relative to the proposed Southern Annexation. He noted that, if the City of Ballwin files a proposal for annexation of the area, the City of Chesterfield would have thirty (30) days to file a proposal which would be considered concurrently by the Boundary Commission. If Ballwin files its application next week, it will be necessary for the City Council to take action at its meeting of November 15th, in terms of passage of an ordinance relative to annexation and a Plan of Intent.

ADD ON #2 Notice from St. Louis County Council regarding Public Improvements Committee Meeting relative to P.C. 90-93 Bridle Development Company, request for a rezoning of property at the northeast corner of Olive and Creve Coeur Mill Road.

This was received and filed by the Committee.

The meeting adjourned at 7:30 p.m.

[PZC-SUM.021]