

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

City Council Conference Room

October 3, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the City of Chesterfield was held on October 3, 1990 at 6:07 p.m., in the City Council Conference Room. In attendance were Mayor Jack Leonard; Acting Chairman Dick Hrabko (Ward IV); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); City Administrator Michael Herring; Finance Director Jan Kluba; Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; and Mary Domahidy, Planning Commission Liaison.

ITEM #1 Proposed 1991 Budget for the Department of Planning/Economic Development.

City Administrator Herring addressed the Committee on the proposed budget for 1991, noting the addition of a Senior Planner.

Director Duepner responded to questions from the Committee relative to Capital Items and Contractual Services.

A motion was made by Councilmember Bute to recommend approval of the 1991 Budget for the Department of Planning/Economic Development as submitted. The motion was seconded by Councilmember Hurt, and approved by a vote of 3 to 0.

Item #2 P.Z. 13-90 Maurice L. Hirsch, Jr.; a request for a Conditional Use Permit in the "NU" Non-Urban District; north side of Wild Horse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive.

Director Duepner noted that a Protest Petition had been submitted to the City Council concerning the Planning Commission recommendation on this matter, and that the Council had referred the matter to the Planning Commission for report.

In anticipation of response from the Planning Commission on the Protest Petition, acting Chairman Hrabko directed that a hearing be set in response to the Protest on October 17, 1990, at 6:00 p.m.

- Item #3** P.Z. 15-90 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.210 relative to Filing Fees for the Commercial Service Procedure.

Planning Specialist Kleiner presented the recommendation of the Planning Commission for approval of the amendment to the Zoning Ordinance.

A motion was made by Councilmember Bute to recommend approval of the Planning Commission recommendation. The motion was seconded by Councilmember Hurt, and approved by a vote of 3 to 0.

**Note:** An ordinance relative to this matter is needed for the October 15, 1990 City Council Meeting.

- Item #4** P.Z. 16-90 City of Chesterfield Planning Commission; a proposal to revise the Subdivision Ordinance of the City of Chesterfield by amending Section 1005.370-4 relative to Filing Fees for Inspection and Grading Permits.

Planning Specialist Kleiner presented the report of the Planning Commission recommending approval of P.Z. 16-90.

A motion was made by Councilmember Bute for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Hurt, and approved by a vote of 3 to 0.

**Note:** An ordinance relative to this matter is needed for the October 15, 1990 City Council Meeting.

- Item #5** Correspondence from the Director of the Department of Planning/Economic Development concerning Political Signs.

This matter was held by the Committee for discussion at a future meeting.

- Item #6** Correspondence from the Director of Planning/Economic Development regarding the Review Process of the City of Chesterfield Planning Commission, and Liaison to the Planning and Economic Development Committee.

Director Duepner provided an overview of the amended review procedure of the Planning Commission which would allow response on recommended conditions by the petitioner and other interested parties.

Planning Commissioner Domahidy also addressed the Committee on the process, noting that the first petition for which this process was utilized was P.Z. 13-900 Maurice L. Hirsch, Jr.

Director Duepner cited the concern of the Planning Commission relative to utilization of the revised process in the review of ordinance amendments. It was noted that an ordinance amendment is reviewed by the Planning Commission in response to a request submitted by the petitioner, and there is no public hearing notice on these matters.

It was the opinion of the Committee that the additional two (2) week process should not be applied to ordinance amendment requests, as it was the opinion of the Committee that this would be over-management. The Committee noted that if the ordinance amendment request was a matter of substantial concern, it would be the subject of a public hearing before the Planning Commission.

While the Committee was in agreement that any request for condition revision not addressed by the Planning Commission should be referred back to the Commission for response, it was their desire to handle these matters on a case-by-case basis. The Committee believes that it would be the role of the Department to suggest to the Committee that items be referred back to the Planning Commission for review and comment.

**Item #7** Correspondence from the Department of Planning/Economic Development concerning a Landscape Escrow for Chesterfield Crossing.

Director Duepner presented the recommendation of the Department of Planning/Economic Development for approval of the Escrow.

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

**Note:** An ordinance relative to this matter will be needed for the October 15, 1990 Council Meeting.

- Item #3 Correspondence from the Director of Planning/Economic Development concerning a request for Vacation of roadway right-of-way at Chesterfield Airport Road.

Director Duepner presented the report of the Department of Planning/Economic Development recommending approval of the Vacation of the right-of-way, with retention of easement for utilities and right of access for adjacent properties.

A motion was made by Councilmember Butc for approval of the Planning Department recommendation. The motion was seconded by Councilmember Hurt, and approved by a vote of 3 to 0.

Note: An ordinance relative to this matter will be needed for the October 15, 1990 Council Meeting.

- Item #9 Site Plans, Building Elevations, and Signs reviewed by the Planning Commission on September 24, 1990.

- A. P.Z. 5-90 Gerald Kerr Homes(Amherst); Subdivision Promotion Sign; north side of Conway Road, west of Schoettler Road.
- B. St. John's United Church of Christ; Amended Site Development Plan and Architectural Elevations; south side of Olive Boulevard, east of White Plains Drive.

The meeting was adjourned at 6:40 p.m.

[MIN10-3.PED]