

**Planning/Economic Development Committee
City of Chesterfield**

September 18, 1991 - Meeting Summary

A meeting of the Planning/Economic Development Committee of the City Council of Chesterfield was held on September 18, 1991, at 5:40 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway, Ward I; Councilmember Jade Gardner Bute, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Dick Hrabko, Ward IV; Mayor Jack Leonard; and Jerry Duepner, Director of Planning/Economic Development. Also in attendance was Carl Howell of Texaco, Inc., and Jim Hancock of Clayton Surveying.

- I. P.C. 207-86 Texaco, Inc.; "C-8" Planned Commercial District Ordinance Amendment; southeast quadrant of the intersection of Olive Boulevard and Chesterfield Parkway North.

Director Duepner presented the recommendation of the Planning Commission concerning the amendment of the "C-8" Ordinance relative to setbacks.

Councilmember Hathaway inquired of the intent of Texaco with the creation of the smaller Lot 2. Mr. Carl Howell of Texaco indicated that Texaco would probably sell the property to an adjacent property owner.

Councilmember Hrabko inquired whether the amendment and revised area would result in a non-conforming use. Director Duepner responded, "No."

Motion was made by Councilmember Hrabko for approval of the amendment as recommended by the Planning Commission. Motion was seconded by Councilmember Bute and approved by a vote of 4 to 0.

Note: A Bill relative to this matter will be needed for the October 7, 1991 City Council Meeting.

- II. A memorandum from the Director of Planning/Economic Development regarding pending Eastern Annexation.

Director Duepner noted that this matter had been previously discussed, and the Committee had instructed the matter be brought back to the Committee in September.

Mayor Leonard indicated that two (2) meetings were planned to be held at the Parkway Central High School relative to the proposed annexation. Dates for these meeting have not been set. He will advise Council at such time as the meetings are set. He indicated that he, the Mayor, would be the lead on the annexation effort.

Director Duepner noted a recent issue raised by a resident of the annexation area, concerning the change of zip code if the annexation were successful. The Committee indicated that if annexation is approved, the City should attempt to have the zip code revised to correspond to that of the City.

- III. A memorandum from the Director of Planning/Economic Development concerning destruction of files.

Director Duepner summarized a memorandum concerning destruction of files acquired from St. Louis County.

Director Duepner noted that all the files had been microfilmed and the desire was to have them destroyed in order to provide additional file space.

Motion was made by Councilmember Hrabko for approval of a Resolution to authorize the Department of Planning to destroy files as indicated in the memorandum from the Department of Planning/Economic Development. Motion was seconded by Councilmember Bute and approved by a vote of 4 to 0.

Note: A Resolution relative to this matter will be needed for the October 7, 1991 City Council Meeting.

- IV. A memorandum from the Director of Planning/Economic Development regarding procedure for handling of requests for revision of Planning Commission recommended conditions.

Director Duepner summarized a memorandum concerning procedure for revision of Planning Commission conditions.

Councilmember Hathaway noted the format of the Planning Commission meetings is somewhat more formalized than the Planning/Economic Development Committee meetings, making it difficult for dialogue with petitioners. It was Councilmember Hathaway's opinion that when matters are referred back to the Planning Commission, the concerns of the Planning/Economic Development Committee should also be forwarded.

Councilmember Hathaway noted the desire to meet with the Planning Commission Procedures Committee at a future meeting of the Planning/Economic Development Committee. It was the general agreement of the Committee to follow procedures as summarized in its meeting minutes from October 3, 1990. "While the Committee is in agreement that any requests for condition revision not addressed by the Committee should be referred back to the Commission for its response, it is the desire of the Committee to handle these matters on a case by case basis." The Committee continues to believe that it

is the role of the Department to suggest to the Committee that items be submitted back to the Commission for review and comment.

- V. A memorandum from the Director of Planning/Economic Development concerning correspondence from the City Attorney on the Update of the Comprehensive Plan.

Director Duepner summarized the letter from the City Attorney concerning the Update of the Comprehensive Plan.

Councilmember Bute sought clarification on the issue identified in the letter to the City Attorney relative to extension of commercial designation westward from the Sverdrup Site. Councilmember Hrabko concurred that it was a concern to him.

Councilmember Bute summarized the status of the Conway House. Current question is whether the structure was worth saving and where funds would come from to refurbish. It was the opinion of Councilmember Hrabko that Sverdrup should give a report on the status of the structure.

Mayor Leonard noted that a Boy Scout Troop had expressed an interest in working to maintain the Conway Cemetery.

A motion was made by Councilmember Hrabko for approval of a Resolution relative to the Update of the Comprehensive Plan and Bills 599 and 600. Motion was seconded by Councilmember Bute and approved by a vote of 4 to 0.

Note: Council action is appropriate on Bills 598, 599, and 600 at the October 7, 1991 City Council Meeting.

The Committee directed that the Director of Planning prepare a letter for signature of the Chairman of the Planning/Economic Development Committee relative to concerns on future updates of the Comprehensive Plan.

Councilmember Hathaway noted to the Committee that she would be absent during the month of October. Councilmember Hrabko agreed to attend, on her behalf, the Planning Commission Meeting on October 14 and Chair the Planning/Economic Development Committee on October 23. Councilmember Bute would Chair the Planning/Economic Development Committee on October 9. Councilmember Hurt will attend the Planning Commission Meeting on October 28.

Meeting Adjourned at 6:15 p.m.

[PED-SUM.513]