

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
AUGUST 30, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on August 30, 1993, at 5:48 p.m., in the City Council Conference Room. 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 Councilmember Ed Levinson (Ward II); Planning Commission Chairman Barbara McGuinness; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM I. Memorandum from the Director of Planning concerning RFP for revision of the Zoning and Subdivision Ordinances.

Director Duepner summarized the memo concerning the Request For Proposal for revision of the Zoning and Subdivision Ordinances.

Chair Clarke requested that this matter be brought back to the Committee for discussion, upon receipt of comments from the groups to whom the draft had been sent (i.e., Home Builders Association, Economic Task Force, Chamber of Commerce, Chesterfield Civic Progress, and Chesterfield Community Development Corporation). Two (2) issues to be discussed when the RFP is back on the agenda would be whether or not the City should seek to take over building permits, and how to facilitate shortening of the development review process.

ITEM II. Memorandum from the Director of Planning regarding Board of Adjustment Meeting of August 19, 1993.

Director Duepner summarized the results of the Board of Adjustment Meeting of August 19, 1993.

The memorandum was received and filed. There was discussion about the petition for a setback variance for Sugarwood subdivision information sign.

Discussion focused upon the need of the petitioners to demonstrate a hardship, and the requirement that signs maintain setback requirements established in the zoning district.

ITEM III. Memorandum from the Director of Planning regarding Western Annexation.

Director Duepner summarized the memorandum concerning the Annexation and the letter received from the St. Louis County Boundary Commission.

A motion was made by Councilmember Clarke and seconded by Councilmember Hurt that the Plan of Intent be revised to reflect two (2) separate proposals, and this matter be forwarded to the City Council for review and action. The motion was approved by a vote of 3 to 1, with Councilmember Greenwood voting no.

Note: Bills relative to this matter will be needed for the September 7, 1993 City Council Meeting.

ITEM V. Report of the Department of Planning regarding Vacation of Easement for Chesterfield Village Apartments Phase 1 and Phase 3.

Director Duepner summarized the report regarding Vacation of Easements.

A motion was made by Councilmember Hrabko and seconded by Councilmember Greenwood for approval of Vacation of Easements. The motion was approved by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the September 7, 1993 City Council Meeting.

ITEM VI. Memorandum from the Director of Planning regarding the Board of Adjustment (Non-Conforming Use).

Director Duepner summarized the memorandum concerning the Board of Adjustment and a recommendation that the Board's enabling ordinance be amended to reflect the intent to grant a variance for reconstruction of non-conforming uses in excess of sixty percent (60%) of their value.

There was discussion about non-conforming uses, and the possibility of a loop-hole in the current ordinance that would allow non-conforming uses damaged beyond sixty percent (60%) to rebuild to a lesser degree. Staff was directed to pursue this particular issue in conjunction with the future revision of the Zoning Ordinance.

A motion was made for **approval** of the recommended revision of the Board of Adjustment Ordinance by Councilmember Hrabko and seconded by Councilmember Greenwood. The motion was approved by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the September 7, 1993 City Council Meeting.

ADD ON #1

A copy of the Request for Proposal from the Chesterfield Community Development Corporation concerning Riverboat Gambling.

The RFP was received and filed by the Committee. The Committee directed that this matter be placed on the agenda for discussion at the next meeting of the Committee.

There was some discussion about the lack of specificity in the RFP relative to need for additional security.

ITEM IV. Memorandum from the Director of Planning regarding Site Development Plan review.

Chair Clarke summarized her concerns relative to review of site development plans by the Planning Commission or the City Council. Her concern was raised as the result of recent action by the Planning Commission in review of the Site Development Plan for Applebee's Restaurant.

There was considerable discussion by the Committee Members relative to the Site Development Plan Process. The general feeling among Committee Members was that the review of a site development plan should remain with the Planning Commission, unless otherwise directed by Council under its existing policies.

A motion was made by Councilmember Hrabko and seconded by Councilmember Greenwood that the Council Liaison of the Planning Commission remind the Planning Commission that it is to make decisions based on good planning practice in their review and actions. The motion was approved by a vote of 4 to 0.

ADD ON #2

Councilmember Hrabko cited the current confusion that exists relative to obtaining electrical permits for areas in the Valley.

Director Duepner noted that he had discussed the matter with the St. Louis County Department of Public Works, and that temporary electrical hook-ups needed to facilitate clean-up would not require any zoning authorization or action by the City of Chesterfield.

Councilmember Hrabko also addressed the process for Flood Plain Development Permit review, strongly recommended that the staff prepare an explanation on this matter, and be in a proactive position to be able to advise those who are not subject to the Flood Plain Development Review process.

Director Duepner noted that City staff is preparing a list of those properties which are clearly outside of a flood hazard area. It was noted that this process is required under the provisions of City Ordinance No. 34.

There was discussion about the City providing the determination and certification, the issue of liability on the part of the City, and the need to comply with FEMA guidelines for the flood insurance program.

The next meeting of the Planning and Zoning Committee will be at 5:45 p.m., on Thursday, September 23, 1993.

ITEM VII. Site Plans, Building Elevations and Signs reviewed by Planning Commission on August 23, 1993.

- A. P.C. 38-78 Sachs Properties, Inc. (Elbridge Payne Office Park/Applebee's Restaurant); "C-8" Planned Commercial District Site Development Section Plan, Landscape Plan and Architectural Elevations; southeast quadrant of I-64/U.S. Highway 40-61 and Clarkson Road.
- B. P.C. 38-78 Sachs Properties, Inc. (Elbridge Payne Office Park/Applebee's Restaurant); "C-8" Planned Commercial District Freestanding Business Sign; southeast quadrant of I-64/U.S. Highway 40-61 and Clarkson Road.
- C. P.Z. 9-91 JPR Corporation (Sachs Maintenance Facility); "M-3" Planned Industrial District Landscape Plan (Phase 1); north side of Chesterfield Airport Road, east of Old Olive Street Road.
- D. P.Z. 27 & 28-92 Buchholz Mortuaries, Inc.; Conditional Use Permit (CUP) in "R-1" One Acre Residence District Site Development Plan; west side of Clarkson Road, south of relocated Wilson Road.
- E. Church of The Incarnate Word; Conditional Use Permit (CUP) in the "R-3" 10,000 square foot Residence District; Freestanding Information Sign; south side of Olive Boulevard, east of Woods Mill Road.
- F. P.Z. 14-90 Storage Masters; Amendment of "M-3" Planned Industrial District Site Development Plan; south of Chesterfield Airport Road & west of the intersection of Old Olive and Chesterfield Airport Road.
- G. P.Z. 3 & 4-93 DLC Development Company (Wildhorse Springs); Planned Environment Unit (PEU) in the "R-2" 15,000 square foot Residence District Site Development Plan; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.
- H. P.Z. 3 & 4-93 DLC Development Company (Wildhorse Springs); Planned Environment Unit (PEU) in the "R-2" 15,000 square foot Residence District Subdivision Promotion and Future Use of Site Sign; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.

The meeting adjourned at 6.35 p.m.

[PZC-SUM.830]