Planning and Economic Development Committee
Meeting Summary
June 19, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on June 19, 1991, at 5:35 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Susan Clarke (Ward II); Jerry Duepner, Director of Planning/Economic Development.

ITEM I. P.Z. 11-91 Hufton Construction Company; a change of zoning from "C-8" Planned Commercial District to "R-2" 15,000 square foot Residence District; south side of Ladue Road, east of Green Trails Drive South.

Director Duepner presented the recommendation of the Planning Commission for approval of rezoning to "R-2" Residence District.

A motion was made by Councilmember Hrabko for approval of the Planning Commission recommendation. The 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 July 15, 1991 City Council Meeting.

ITEM II. Correspondence from the Director of Planning/Economic Development regarding the Commercial Service Procedure.

Director Duepner summarized the memorandum which was prepared in response to direction of the Committee.

The Committee discussed the dilemma presented by the enforcement of private restrictions by the City of Chesterfield in regards to the Commercial Service Procedure, as well as with other zoning and Special Procedure requests. The potential legal problem of denying a Commercial Service Procedure based upon Indenture Restrictions was noted.

Upon review of this matter, the Committee decided to take no further action on review of the Commercial Service Procedure and that the matter be dropped from its agenda.

ITEM III. P.Z. 14-91 Gerald Tuma; a request for a Commercial Service Procedure in the "NU" Non-Urban District; north side of Wild Horse Creek Road, west of Long Road.

Director Duepner noted that this matter was withdrawn without prejudice at the Planning Commission Meeting of June 10, 1991, and no action was necessary.

The matter was received and filed by the Committee.

ITEM IV. Site Plans, Building Elevations and Signs reviewed by Planning Commission on June 10, 1991.

A. P.C. 36-88 Barnes Continuing Care; MXD Architectural Elevations; south side of Olive Boulevard, west of Appalachian Trail Drive.

B. Cookshire Subdivision; Resubdivision Record Plat; north side of Conway Road, at Cookshire Drive.

Note: This item was referred to the City Council and acted upon at the June 17, 1991 Meeting.

C. P.C. 85-86 Gene Mainini; "M-3" Planned Industrial District Amended Site Development and Landscape Plan; southwest corner of Chesterfield Airport and Long Roads.

D. P.C. 240-87 Charles Moeslein [The Hair Studio]; "C-8" Planned Commercial District Site Development Plan and Architectural Elevations; east side of Long Road, south of Chesterfield Airport Road.

E. P.Z. 26-89 Midland Properties and Capitol Land [Chesterfield Crossing]; "C-8" Planned Commercial District Amended Landscape Plan; west side of Clarkson Road, north of Lea Oak Drive.

F. Crown Industrial Park - Plat 6; Subdivision Record Plat; east side of Crown Industrial Court, south of Eads Avenue.

Note: This item was referred to City Council and acted upon at the June 17, 1991 Meeting.

Added to Agenda

ITEM V. Correspondence from the City Attorney dated June 6, 1991, regarding Parks and Open Space.

Chairman Hathaway directed that this matter be held and brought back to the Committee at its next meeting on July 17, 1991.

Councilmember Bute requested that after the matter had been reviewed by the Planning and Economic Development Committee, it be referred to the Citizens Parks and Recreation Advisory Committee.

ITEM VI. Councilmember Hrabko suggested that the Planning Commission consider the establishment of a Community Beautification Program.

Councilmember Bute noted that there are discussions currently under way for establishing such an entity through another City Committee.

There was no further discussion on this item.

The meeting adjourned at 5:59 p.m.

[PED-SUM.619]