

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
JUNE 9, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, June 9, 1993, at 5:46 p.m., in the City Council Conference 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 Colleen Hilbert (Ward I); Councilmember Ed Levinson (Ward II); City Administrator Michael Herring; Assistant City Administrator/Director of Personnel Brenda Love/Collins; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM I. Interview of Mr. Fred Broemmer for a vacancy on City of Chesterfield Planning Commission.

Chair Clarke introduced the Members of the Committee and Mr. Fred Broemmer.

The Committee interviewed Mr. Broemmer, inquiring of his background, his views on the growth within the City, and familiarity with the Chesterfield Valley Area.

Mr. Broemmer also noted his familiarity with engineering drawings and plats, and that he has been a resident of the City of Chesterfield for thirteen (13) years.

The interview concluded and Committee Members thanked Mr. Broemmer for his interest to serve on the Planning Commission.

Councilmember Greenwood left the meeting at this time.

ITEM VI. Correspondence from Mr. Peter Kinsella regarding P.Z. 22-90 Sverdrup Investments Inc (Timberlake Manor Office Park).

Director Duepner summarized the correspondence from Mr. Peter Kinsella regarding the Timberlake Manor Office Park site.

Mr. Kinsella addressed the Committee on this matter. He also sought consideration by the Committee of reimbursement from the, to be established, City Trust Fund for the demolition and restoration of the area. This Trust Fund would be established from Traffic Generation Assessment fees for the Timberlake extension.

There was considerable discussion by the Committee on the matter of retaining the blocks on the property as a building footprint, or utilization of those blocks for a wall. Also discussed was whether or not to store the blocks on the site until such time as a use could be determined.

Councilmember Levinson raised a question relative to the Department of Planning requirement for a restoration plan and bond to ensure restoration.

It was noted that the area to be restored was within 120 foot strip adjacent to Conway Road, an area which is to be dedicated to the City of Chesterfield.

Director Duepner noted that the restoration plan would not be an extensive landscaping plan, but would indicate the restoration of the site in terms of seeding and minimal landscaping.

Chair Clarke noted that she had been advised by Councilmember Greenwood that she is in concurrence with the proposal for leaving the blocks as a building footprint on the site.

In further discussion relative to the reimbursement, the Committee acknowledged Mr. Kinsella's request, but noted that a Trust Fund had not been established, and there would need to be discussion by the City relative to reimbursable items. This matter that will have to be discussed at some future date.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to concur with the demolition of the buildings on the site, filling-in of the swimming pool and removal of the tennis courts, retention of the stones in the ground to mark the building footprint, to close the access to Conway Road and provide an access to the cemetery; submittal of a restoration plan and a posting of Bond to ensure restoration. The motion was approved by a vote of 3 to 0.

Note: This matter is to be brought to the City Council at its meeting on June 21st for concurrence. A bill relative to this matter is not needed.

ITEM II. Petitions for annexation of areas south of Clayton Road.

Director Duepner summarized the memorandum relative to this issue.

Chair Clarke indicated that it would be appropriate to refer this matter to the strategic planning session to be held by the City Council at a future date.

There was considerable discussion by the Committee on the issue of the annexation and whether or not a response should be sent to Ms. Wolff indicating the position of the City on this matter.

A motion was made by Councilmember Hurt to send a letter to Ms. Wolff, noting the most recent vote of the City Council for consideration of annexations; also noting that it does not appear that the petitions, as submitted, meet the percentage requirement for a Simplified Annexation; and that the matter would be discussed at the upcoming Strategic Planning Meeting of the City Council. This motion died for lack of a second.

Ms. Dreama Wolff addressed the Committee noting that she serves in a role as head of the committee seeking annexation.

There was discussion relative to the possible interest of other cities in annexation of this area and acquiring additional information about the area.

The Committee noted that this matter be referred to the Strategic Plan Process for discussion. It was noted that Ms. Wolff was in attendance, and that she would be in a position to respond to her group relative to the discussion being conducted by the Committee and the position of the City on this matter.

A motion was made by Councilmember Hrabko and seconded by Councilmember Clarke that the City Administrator is to contact the cities of Ballwin and Manchester relative to their interests in annexation of this area and report back to Council. The motion was approved by a vote of 3 to 0.

ITEM III. Correspondence from the City Attorney regarding demolition and repair of buildings.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt that this item be tabled. The motion was approved by a vote of 3 to 0.

Note: This item will come off the Committee Agenda until such time as the Committee directs it be placed back for discussion.

ITEM IV. Memorandum from the City Administrator regarding Awnings/Logos-Signs.

Director Duepner summarized the memorandum from the City Administrator concerning this item.

There was considerable discussion between the Committee and the Director of Planning concerning the issue of logo's and their placement on an awning constituting a wall sign.

Chair Clarke noted that Councilmember Greenwood was in favor of developing a provision that would allow for awnings to contain the logo of the business.

City Administrator Herring noted that he had reviewed the regulations relative to business and wall signs, and concurred that logos used on awnings would be considered a wall sign.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt directing the Department confer with the City Attorney and develop a means whereby logos could be permitted on awnings, and is to be done in the most expeditious fashion possible. The motion was approved by a vote of 3 to 0.

ITEM V. Memorandum from the Director of Planning regarding the provision of stub-streets.

Director Duepner summarized the memorandum concerning stub-streets, noting that stub-streets and their connection is in accord with Policy in the Comprehensive Plan and the Subdivision Ordinance of the City.

City Administrator Herring noted that he had requested this memorandum be prepared due to the fact there had been considerable discussions relative to provision of stub-streets in residential areas, and their eventual connection.

Councilmember Levinson noted that one of the issues of concern regarding connecting of streets is property values and safety.

Councilmember Hrabko commented that consideration may need to be given to streets where property owners do not want a stub-street connected be private, and when a subdivision is cut-off, the streets be private.

The difficulty in connecting stub-streets was noted, as pointed out in the memorandum from the Director of Planning relative to established traffic patterns and behavior, and the desire of residents that live along streets to keep those streets closed.

There was agreement by the Committee with the current policies, as being implemented by the staff.

ITEM VII. P.C. 202-86 Thomas A. Stern (Woodchase Plaza); request for amendment of "C-8" Planned Commercial District Ordinance; north side of Olive Boulevard, east of Woods Mill Road (Highway 141).

Director Duepner summarized the report of the Planning Commission recommending approval of the amendment.

A motion was made by Chair Clarke recommending that a condition be included to allow the existing project information sign currently on the site in the form of a shrubbery.

The motion was made by Councilmember Hrabko and seconded by Councilmember Hurt for approval of the Planning Commission recommendation, per the amendment suggested by Chair Clarke. The motion was approved by a vote of 3 to 0.

Note: Bills relative to this matter are needed for the June 21, 1993 City Council Meeting.

ADD ON #1

City Administrator Herring addressed the Committee relative to correspondence received from the Chesterfield Community Development Corporation. The CCDC is seeking to submit a Grant application to Southwestern Bell in conjunction with a Grant from St. Louis University for developing a data base. As part of the Grant, the money would be dispersed to the City and transferred to the CCDC. City Administrator Herring is seeking the concurrence of the Planning and Zoning Committee on this proposal. He noted that this matter was just recently submitted to the City, and the Planning and Zoning Committee was the first opportunity for bringing the matter to the Council Committee.

The Committee unanimously endorsed the application.

ADD ON #2

City Administrator Herring addressed the Committee relative to the proposal for a study of the Westland Acres area by St. Louis County Department of Human Resources. It was noted that the City would share half of the cost for this study with Community Development Block Grant Funds. He noted that the Finance and Administrative Committee was recommending support of this proposal. This matter was brought to the Committee for its information, as it will be coming out of the Finance and Administration Committee.

ITEM VIII. P.C. 164-83 Chesterfield Executive Park Inc. and P.Z. 2-92 West County Soccer Club Inc.; request for amendment of "M-3" Planned Industrial District Ordinance; south side of Chesterfield Airport Road, west of the intersection of Chesterfield Airport Road and Long Road.

Director Duepner summarized the recommendation of the Planning Commission on this matter.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt for approval in accord with Planning Commission recommendation. The motion passed by a vote of 3 to 0.

Note: A Bill relative to this matter is needed for the June 21, 1993 City Council Meeting.

ITEM IX. P.C. 98-87 Linclay Corporation; request for extension of time for "C-8" Planned Commercial District Site Development Plan; east side of Old Woods Mill Road, north of U.S. Highway 40/61.

Director Duepner summarized the report of the Planning Commission.

The matter was received and filed.

ITEM X. P.Z. 2-93 Greater Missouri Builders (Braefield); north side of Olive Boulevard, between East and West Drives; Maintenance of Sidewalk with MHTD Right-of-Way.

Director Duepner summarized a memorandum concerning a sidewalk within a State right-of-way.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt that a policy be prepared for Council consideration relative to maintenance by the City of sidewalks within State right-of-way. It was noted that consideration should be given to location of utilities under sidewalks.

ADD ON #3

Director Duepner submitted a memorandum forwarded by the St. Louis County Boundary Commission. This memorandum was from the St. Louis County Department of Highways and Traffic in response to a letter from the City relative to roadway issues within the Western Annexation.

There was considerable discussion relative to the comments, particularly noting the comment relative to the endorsement of Traffic Generation Assessment requirements and the commitment of the City to enforce those provisions city-wide.

Director Duepner noted that action on this matter is needed no later than the July City Council meeting.

The Department was directed to prepare to submit this matter to the City Council without a recommendation from the Committee.

ITEM XI. **Site Plans, Building Elevations, Signs reviewed by Planning Commission May 10, 1993.**

- A. **P.C. 1-85 Stinnet and Theiman (Corporate Plaza);** "C-8" Planned Commercial District Amended Site Development Plan; south side of South Outer 40, east of Yarmouth Drive.
- B. **United Methodist Church of Green Trails;** "NU" Non-Urban District Free-Standing Information Sign; north side of Ladue Road at Green Trails Drive.
- C. **P.C. 38-78 Sachs Properties Inc. (Elbridge-Payne Office Park);** "C-8" Planned Commercial District Amended Site Development Concept Plan; southeast quadrant of I-64/U.S. Highway 40/61 and Clarkson Road.

ITEM XII. **Site Plans, Building Elevations and Signs reviewed by Planning Commission on May 24, 1993.**

- A. **DL 2-49 Spirit of St. Louis Airport (D.P.E.R. Corporation);** "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; east side of Spirit of St. Louis Boulevard, south of Chesterfield Airport Road.
- B. **Sachs Properties (Chesterfield Village);** "C-8" Planned Commercial District Project Information Sign; (1) north side of Highway 40, east of Olive Boulevard; (2) northwest corner of the intersection of Clarkson Road and Chesterfield Mall entrance; (3) north side of Highway 40 at the terminus of Swingley Ridge Drive; (4) south side of Wild Horse Creek Road at Santa Maria Drive.
- C. **P.C. 54-84 Eric Bly (Ethan Allen Galleries);** "C-8" Planned Commercial District Amended Architectural Elevations; east side of Olive Boulevard, south of White Plains Drive.

- D. P.C. 1-85 Stinnet and Theiman (Corporate Plaza); "C-8" Planned Commercial District Amended Site Development Plan and Landscape Plan; south side of South Outer 40, east of Yarmouth Drive.

A motion was made to go into Executive Session by Councilmember Hrabko in order to discuss personnel matters. The motion was seconded by Councilmember Hurt, and approved by a vote of 3 to 0.

Prior to going into the Executive Session, the Committee recessed at 7:30 p.m.

The Committee re-convened an Executive Session at 7:35 p.m.

The Committee adjourned at 7:55 p.m.

[PZC-SUM.609]