

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
MAY 31, 1995

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, May 31, 1995, at 5:38 p.m., in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Mike Cullen (Ward IV). Also in attendance were Mayor Jack Leonard; Michael G. Herring, City Administrator; Barbara McGuinness, Chairman of City of Chesterfield Planning Commission; Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Senior Planner; Joe Hanke, Planner II; and Timothy Reed, Summer Intern.

ITEM I. Approval of summary of Planning and Zoning Committee meeting of April 20, 1995.

A motion for approval was made by Councilmember Hurt and seconded by Councilmember Levinson. The minutes were approved by a vote of 2 to 0 to 1, with Councilmember Flachsbart abstaining.

(Note: Councilmember Cullen arrived at this time.)

ITEM II. Nominees of Mayor Jack Leonard for City of Chesterfield Planning Commission.

Mayor Leonard introduced his nominees for the Planning Commission - Mr. Robert Grant and Mr. Allen Yaffee. He noted that Mr. Michael Casey, who was not at the meeting, was to be re-appointed.

General questions were asked of both nominees by members of the Committee.

Mr. Grant indicated that it would be his intention to resign from the Parks, Recreation & Arts Citizens Advisory Committee and the Police Commission if his appointment was confirmed.

A motion was made by Councilmember Hurt and seconded by Councilmember Cullen to recommend approval of the three (3) nominees for the Planning Commission. **The motion was approved by a vote of 4 to 0.**

(Note: **These nominations will be presented to the City Council at its meeting of June 19, 1995, for action.**)

ITEM III. P.Z. 11-93 City of Chesterfield Planning Commission regarding amendment of Sign Regulations - Business Signs in "FP" Flood Plain, "PS" Park and Scenic, "NU" Non-Urban, and "R" Residence Districts.

Director Duepner summarized the memorandum from the Department of Planning noting this matter had previously been recommended for approval by the Planning Commission in its action on revisions to the Sign Regulations.

There were questions by the Committee relative to the impact of the proposed changes.

Mr. George Koob addressed the Committee relative to the proposed change and the Ice Arena currently under construction in the Valley.

There was discussion by the Committee members relative to more flexibility and concern about the possible number of signs which could be allowed.

A motion was made by Councilmember Hurt and seconded by Councilmember Flachsbart for approval per the recommendation of the Department of Planning and the Planning Commission. **The motion was approved by a vote of 4 to 0.**

(Note: **A bill relative to this matter will be needed for the June 19, 1995 City Council Meeting.**)

ITEM IV. P.Z. 5-95 McDonald's Corporation; amending of existing "C-8" Planned Commercial District; southeast side of Olive Boulevard (State Highway 340), northeast of Chesterfield Parkway North, formerly Schoettler Road).

Director Duepner summarized the recommendation of the Planning Commission per its report.

Mr. Al Michenfelder addressed the Committee on behalf of the petitioners. He noted they were not prepared to address the Committee on the matter at this time and requested a meeting be scheduled prior to the June 19 City Council Meeting for this petition. He further noted the petitioner's contract for the property would expire prior to the July Council meeting, thus the request.

There was discussion by the Committee on the request for another meeting date, and the format of future meetings of the Planning and Zoning Committee. The Committee decided to address the issue of format later, and Councilmember Cullen suggested that a meeting be held on June 8, 1995, at 7:30 p.m., in the event the petitioner is not able to get an extension of the contract. The Committee agreed to set the June 8th meeting, and instructed that all persons who spoke on the matter before the Planning Commission be notified of the meeting.

ITEM V. **P.Z. 9-95 Olympic Homes, Inc. (Ladue Grove)**; "C-8" Planned Commercial District to "R-2" 15,000 square foot Residence District; south side of Ladue Road (County Road AB), east of Green Trails Drive.

Director Duepner noted the request was submitted by the petitioner's representative asking this item be held.

There was a motion by Councilmember Cullen that this item be held. The motion was seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

ITEM VI. **P.Z. 12-95 Windsor Development (Millwood Commons)**; "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" One-Acre Residence District, and "FPR-1" Flood Plain "R-1" One-Acre Residence District; east side of Kehrs Mill Road, south of the terminus of Countryside Manor Parkway.

AND

ITEM VII. P.Z. 13-95 Windsor Development (Millwood Commons);
Planned Environment Unit (PEU) Procedure in "R-1" One-Acre Residence District, and "FPR-1" Flood Plain "R-1" One-Acre Residence District; east side of Kehrs Mill Road, south of the terminus of Countryside Manor Parkway.

Director Duepner presented the report and recommendation of the Planning Commission concerning these matters.

A motion was made by Councilmember Cullen for approval of P.Z. 12-95, per the recommendation of the Planning Commission. The motion was seconded by Councilmember Hurt and approved by a vote of 4 to 0.

(Note: A bill relative to this matter will be needed for the June 19, 1995 City Council Meeting.)

A motion was made by Councilmember Cullen for approval of P.Z. 13-95, per the recommendation of the Planning Commission. The motion was seconded by Councilmember Hurt and approved by a vote of 4 to 0.

(Note: A bill relative to this matter will be needed for the June 19, 1995 City Council Meeting.)

ITEM XX. Eagle Ridge; Density Development Procedure in the "R-2" 15,000 square foot Residence District Preliminary Plat; north side of Olive Boulevard, west of Sunbridge Drive.

Director Duepner summarized the report of the Department of Planning concerning the preliminary plat.

There was discussion by the Committee relative to the proposed grades on several of the lots and proposed drainage.

The developer, Mr. Thomas Wolfner, addressed the Committee on grades and drainage. He noted there would be a swale across the back portion of the lots, along the eastern boundary. He also indicated the landscape drainage easement could be extended along the eastern portion of the lots.

A motion for approval was made by Councilmember Cullen and seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

ITEM VIII. Memorandum from the City Attorney regarding draft ordinance establishing license fees for billboards.

Director Duepner summarized the memorandum from the City Attorney on the matter.

City Administrator Michael Herring addressed the issue of the special election and the potential cost to the City.

There was discussion by the Committee relative to the proposed fee, as well as the memorandum from the City Attorney concerning the recommendation for spacing requirements. Director Duepner noted that the Planning Commission has initiated a revision of the Comprehensive Plan relative to signage and the appearance of the Highway 40 Corridor. It is the Planning Commission's intent to pursue, subsequent to amending the Plan, ordinance criteria relative to spacing and location of outdoor advertising signs.

A motion was made by Councilmember Cullen and seconded by Councilmember Flachsbart to direct the Commission to pursue an ordinance amendment relative to sign regulations, and that the matter of fees for outdoor advertising signs be placed on the November Ballot, subject to revision of the wording on the fees. The Committee also requested that the City Attorney review the matter of the fees in terms of the recommended amount of \$3500.00. **The motion was approved by a vote of 4 to 0.**

ITEM IX. Memorandum from the Director of Planning regarding Comprehensive Plan Amendments addressing signage along the I-64/Highway 40 Corridor and other state highways.

Director Duepner summarized the memorandum concerning the action by the Planning Commission.

A motion to receive and file was made by Councilmember Flachsbart, seconded by Councilmember Hurt and approved by a vote of 4 to 0.

ITEM X. Memorandum from Michael G. Herring, City Administrator, regarding Political Signs.

City Administrator Herring noted the concerns raised subsequent to the last election.

There was discussion by the Committee relative to the cited concerns. The Committee agreed to drop this matter from the agenda.

ITEM XI. Memorandum from the Director of Planning regarding Home Day Care.

Director Duepner summarized the direction from the City of Chesterfield Planning Commission on this matter.

There was discussion relative to State Regulations on home day care and current City Regulations. It was noted the City does allow Home Day Care, but requires a Conditional Use Permit if the Home Day Care includes more than four (4) children.

The Committee agreed, over the objection of the Chair, to drop this matter from the agenda, and to leave current regulations as they are.

ITEM XII. Memorandum from the Director of Planning concerning Department of Planning.

Director Duepner summarized the memorandum.

Planning Commission Chair McGuinness noted there was a Planning Commission Budget Committee which would work with the Department in preparation of its budget in the coming year.

A motion was made by Councilmember Hurt and seconded by Councilmember Flachsbart to receive and file. **The motion was approved by a vote of 4 to 0.**

ITEM XIII. Memorandum from the Director of Planning regarding revision of Zoning and Subdivision Regulations.

Director Duepner presented the map depicting potential areas for implementation in accordance with the Regulations being prepared and drafted by the consultant, Lane Kendig.

The Committee concurred that the consultant, Lane Kendig, should continue his work on the preparation of the revised Land Development Regulations.

ITEM XIV. Memorandum from the Director of Planning regarding Development Process meetings.

This item was received and filed by the Committee.

ITEM XV. Memorandum from the Director of Planning regarding renewal of Building Code Contract with St. Louis County Department of Public Works.

Chairman Levinson brought up the issue of permits for thirty-two (32) square foot temporary signs.

A motion was made by Councilmember Flachsbar and seconded by Councilmember Hurt that this item be tabled until the next meeting. **The motion was approved by a vote of 3 to 0.**

ITEM XVII. P.Z. 11-93 City of Chesterfield Planning Commission;
regarding Sign Amendment Regulations - City Council Bill 958,
amendment of Sign Regulations concerning Menu Boards for
Fast Food Restaurants.

A motion to hold was made by Councilmember Flachsbar, seconded by Councilmember Hurt and **approved by a vote of 3 to 1, with Councilmember Levinson voting no.**

The Committee requested they be advised on future progress to the revision of the access at the Lea Oak/Clarkson Road intersection for the existing McDonald's Restaurant.

ITEM XVIII.

Memorandum from the Director of Planning regarding establishment of a Historical District.

There was discussion about the proposal for some type of Historical District in the Old Chesterfield Area. The Committee generally concurred with the concept, and that a committee or group should be formed to further review this concept.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Cullen that a sub-committee be established which would include two (2) members from the Planning Commission, two (2) members from the Chesterfield Community Development Corporation, two (2) members from the Historical Commission, a member from the Planning and Zoning Committee, and the citizen who had expressed an interest in a letter to Chairman Levinson relative to a proposed Historical District. **The motion was approved by a vote of 4 to 0.**

City Administrator Herring indicated that he would work with the Assistant City Administrator in coordinating activities with this sub-committee.

ITEM XIX. Memorandum from the Director of Planning regarding Section 1003.168D of the Zoning Ordinance regarding Temporary Signs (Holiday Displays).

A motion was made by Councilmember Flachsbart and seconded by Councilmember Hurt to drop this item from the agenda. **The motion was approved by a vote of 3 to 1, with Councilmember Levinson voting no.**

ITEM XXI. **SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON MAY 8, 1995 - TO BE RECEIVED AND FILED.**

- A. **P.Z. 13-90 Maurice L. Hirsch, Jr. (Hacienda De La Pina);** Conditional Use Permit (CUP) Number 5 in the "NU" Non-Urban District, Amended Site Development Plan; north of Wild Horse Creek Road, at Tuma Lane.

- B. Resubdivision of Lot 30 of Highcroft Estates Plat No. 1 and Lot 2 of Old Baxter Place; Resubdivision Plat; southeast side of Old Baxter Road, northeast of Baxter Road.

(Note: A bill on this matter was acted upon by the City Council at the May 15, 1995 Meeting.)

- C. Chesterfield Fire Protection District; "NU" Non-Urban District Site Plan and Architectural Elevations; north side of Olive Boulevard, west of River Valley Drive.

ITEM XXII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON MAY 22, 1995 - TO BE RECEIVED AND FILED.

- A. West County Christian Church; "R-1" One-Acre and "FPR-1" Flood Plain One-Acre Residence Districts Amended Site Plan; west side of Old Woods Mill Road, north of Conway Road.

ITEM XVI. Memorandum from the Director of Planning regarding Planning and Zoning Committee Procedures.

There was discussion by the Committee relative to the process whereby recommendations from the Planning Commission are forwarded to the Council via the Planning and Zoning Committee. It was suggested that amendments to existing ordinances and petitions which are recommended unanimously by the Planning Commission not be forwarded to the Planning and Zoning Committee, but rather directly to the City Council. There was considerable discussion relative to this process, and a motion was made by Councilmember Cullen and seconded by Councilmember Hurt that all items recommended by the Planning Commission with a unanimous vote should be forwarded directly to the City Council, but that any Councilmember may, prior to City Council action, request the matter be referred back to the Planning and Zoning Committee, and that the Department advise the Councilmembers within the Ward as to items being forwarded to the Council from the Planning Commission by a unanimous vote.

Director Duepner noted the time factor involved relative to staff preparation of bills after Planning Commission meetings as the Council agenda is completed within the following week.

The motion was approved by a vote of 4 to 0, noting that, if the process does not work, changes could be made.

There was further discussion on the format for Planning and Zoning Committee meetings. There was discussion on how matters coming from the Planning Commission are presented at Planning and Zoning Committee meetings, as well as the ability for petitioners to address the Committee. Chairman Levinson indicated his desire that the staff would present a synopsis, and the Committee could pursue questions of the staff, then the Committee could pose questions to the petitioner to address the Committee as to whether there is need for clarification, and whether there was anyone else who wished to address the Committee.

There was considerable discussion, with members of the Committee expressing their disagreement to this proposed process. No formal vote was taken regarding this matter.

ITEM XXIII. The next meetings of the Planning and Zoning Committee will be at 7:30 p.m., on Thursday, June 8, 1995, and at 5:00 p.m., on Thursday, July 6, 1995.

A motion for adjournment was made by Councilmember Flachsbart, seconded by Councilmember Cullen and approved by a vote of 3 to 0.

The meeting adjourned at 8:15 p.m.

[PZC-SUM.531]