

Planning and Economic Development Committee
Meeting Summary
May 8, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on May 8, 1991, at 5:34 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); Jerry Duepner, Director of Planning/Economic Development; and Joseph Hanke, Planning Specialist. Also in attendance were Mr. John King; Planning Commission Chairman Barbara McGuinness; Roy Engel; and Harry Koehler.

ITEM II. Memorandum from the Director of Planning/Economic Development concerning April 18, 1991 Board of Adjustment Meeting.

Director Duepner summarized the memorandum concerning the 1991 Board of Adjustment Meeting.

The information was received and filed by the Committee.

ITEM I. P.C. 168-71 Sachs Properties, Inc. [Chesterfield Mall]; a request for reduction in required parking for "C-8" District; southwest quadrant of the intersection of U.S. Highway 40/61 and I-64, and Clarkson Road.

Director Duepner presented the report and recommendation of the Planning Commission.

John King spoke to the Committee, on behalf of the petitioner, requesting that revisions to the recommended amendment be included to clarify that parking is to be calculated on gross leasable floor area, and that the required public transit stop(s) could alternatively be located adjacent to the site. Mr. King noted that, in meetings with Bi-State, an alternate location on Chesterfield Airport Road was indicated to be a possibility.

Chairman Hathaway expressed concern that a site on Chesterfield Airport Road might not be convenient and, as a result, would not encourage public transit use.

Planning Commission McGuinness was queried relative to Planning Commission response to the petitioner's request.

Chairman McGuinness noted that she was absent from that portion of the meeting, as there was a potential of a conflict of interest, and thus she did not participate in discussion or vote on the matter.

Director Duepner noted that the Planning Commission had not discussed the possibility of an alternate location for the public transit stop.

A motion was made by Councilmember Bute to recommend approval of the Planning Commission recommendation for amendment of the Ordinance, with revision to indicate gross leasable floor area, and to provide, relative to the public transit stop, the following verbiage "or an adjacent location(s), as approved by the City."

Councilmember Hurt inquired who would have final approval for the City.

Director Duepner stated that the transit stop(s) is to be located on the site development plan, and that the Planning Commission would have final review and approval of its location.

Councilmember Hurt seconded the motion, and the motion passed by a vote of 3 to 0.

Note: A bill relative to this matter will be needed for the May 20, 1991 City Council Meeting.

ITEM III.

Memorandum from the Director of Planning/Economic Development concerning St. Louis County Planning Commission Public Hearing Notice regarding P.C. 39-91 James E. Burnley and Suzanne K. Burnley; a request for a change of zoning to "C-8" Planned Commercial District, for a 1.26 acre tract of land at the southeast corner of Woods Mill Road and Forestlac Drive.

Director Duepner summarized the memorandum concerning St. Louis County Planning Commission petition P.C. 39-91 James and Suzanne Burnley.

Chairman Hathaway noted concerns of residents in the area, an area which is proposed to be annexed by the City of Chesterfield.

Committee Members expressed concern relative to the residential character of this area, and noted that with the relocated Highway 141, the current Highway 141 would become a County roadway.

A motion was made by Councilmember Bute and seconded by Councilmember Hurt that the City forward a letter expressing its concerns relative to St. Louis County Planning Commission petition P.C. 39-91. The motion was seconded by Councilmember Hurt, and approved by a vote of 3 to 0.

IV.

Site Plans, Building Elevations and Signs reviewed by Planning Commission at the April 22, 1991 Meeting

A. D.L. 2-49 Spirit of St. Louis Airpark (Centurion Investment); "M-3" District Landscape Plan; east side of Beechcraft Avenue, north of Edison Avenue.

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

Councilmember Bute sought clarification relative to the Planning Commission review and action on this matter.

Director Duepner summarized the proposal submitted to the Planning Commission and its action.

- C. P.Z. 13-90 Maurice L. Hirech, Jr.; CUP Site Development Plan and Architectural Elevations in the "NU" Non-Urban District; north side of Wild Horse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive.

ITEM V.

Director Duepner introduced Joseph Hanke, the new Planning Specialist with the Department of Planning, to the members of the Committee.

ITEM VI.

Director Duepner noted that the City Council had determined that it would only meet once during the months of July, August and September. He noted that the Planning Commission, at this time, had decided to meet twice monthly. He suggested that the Committee consider meeting dates in the months of July, August and September that would allow for the Committee to meet prior to an upcoming City Council meeting, so that matters acted upon by the Planning Commission could be forwarded to the Council in a timely fashion.

The Committee agreed and instructed Director Duepner to prepare suggested meeting dates for discussion at its next meeting.

The meeting adjourned at 6:28 p.m.

[PED-SUM.508]