

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
MAY 4, 1994

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, May 4, 1994, at 5:31 p.m., in the City Council Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Ed Levinson (Ward II); and Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard, Jerry Duepner, Director of Planning, Laura Griggs-McElhanon, Senior Planner, and Barbara McGuinness, Chairman - City of Chesterfield Planning Commission.

ITEM I. **P.Z. 5 & 6-94 C.L. Family Land Company (Schoettler Manor); "R-1A" 22,000 Square Foot Residence District to "R-2" 15,000 Square Foot Residence District and Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 Square Foot Residence District; east side of Schoettler Road, north of Clayton Road.**

Director Duepner summarized the report of the Planning Commission in recommending **approval** of the requested Special Procedure Permit. It was noted the petitioner had requested, and was granted withdrawal without prejudice of P.Z. 5-94 which sought rezoning of the property to "R-2" 15,000 square foot Residence District.

Chairman Hurt noted concerns in the area relative to stormwater.

Director Duepner summarized concerns submitted by residents of the adjoining Hunters Point Subdivision relative to development of the site.

Chairman Hurt indicated it would be his desire to see landscaping adjacent to the Hunters Point Subdivision.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt that the site development plan and landscape plan be submitted for final review and approval to the Planning and Zoning Committee. **The motion was approved by a vote of 3 to 0.**

Chairman Hurt inquired about the plans of the petitioner in addressing stormwater from the property off the site northward.

Mr. John King, representative for the petitioner, addressed the Committee on this matter, as did Mr. Mel Cole, a consultant for the petitioner.

It was stated that the petitioner would provide for the design of the stormwater system offsite, northward to the area of the Brook Hill development, and would build a system across their frontage adjoining Schoettler Road, in accordance with that design, as well as connect that system to a designated point in the Hunters Point

Subdivision to the north. The City Department of Public Works would provide a drawing of what needed to be done in these areas. Relative to the existing culvert under Schoettler Road, westward to the Georgetown Subdivision, this would be blocked off.

A motion was made by Councilmember Hrabko and seconded by Councilmember Levinson for approval of P.Z. 6-94, as amended. The motion was approved by a vote of 3 to 0.

Note: A bill relative to this matter will be needed for the May 16, 1994 City Council Meeting.

Chairman Hurt suggested the petitioner meet with the residents of Hunters Point prior to submittal of a landscape plan.

ITEM II.

P.Z. 7-94 Donald Erwin Knoesel; "NU" Non-Urban District to "R-1" One-Acre Residence District; west side of Wilson Road, north of the intersection of Wilson Road and Chesterfield Lakes Road.

Director Duepner summarized the report and recommendation of the Planning Commission for **denial**.

Councilmember Hrabko noted the opposition presented by adjoining property owners, as evidenced by petitions submitted.

Mr. Don Knoesel addressed the Committee, noting the change of Wilson Road in this area will impact his property. He also cited the difference in topography from his site and those properties to the west.

There was discussion by the Committee about a possible two (2) acre zoning category at some date in the future, as well as the disposition of land which may result from relocation of Wilson Road.

Director Duepner noted that, since the design of Wilson Road relocation has not been completed, it is not possible to determine whether there would be any additional area, as well as what the disposition of that area could be.

There was some discussion by the Committee members relative to withdrawal of the petition by the petitioner.

Director Duepner pointed out that a request for withdrawal of a petition should be submitted to the Planning Commission.

A motion was made by Councilmember Hrabko and seconded by Councilmember Levinson to hold this matter. The motion was approved by a vote of 3 to 0.

ITEM III.

P.Z. 11-93 City of Chesterfield Planning Commission; Revision of Sign Regulations.

The Chair directed that this item be held.

ITEM IV.

Memorandum from the Director of Planning concerning Western Annexation.

Director Duepner presented a map depicting a potential annexation area for consideration by the Committee.

There was discussion of the proposal by Committee members. The Committee suggested that an attempt be made to reduce the area of the proposal in the vicinity of the intersection of Wild Horse Creek and Eatherton Road.

The Staff indicated they would review that matter. It was noted that any proposal should seek to include those parcels which had access or frontage on those roadways, due to concerns raised by the Boundary Commission in a prior proposal relative to use of Orville Road as a boundary. There was also discussion by the Committee relative to the extension of the annexation boundary westward to the County line. Director Duepner responded that to leave that area out could raise the question of creating a pocket.

The Committee directed Staff to pursue this matter further, as well as to discuss the matter with Boundary Commission Staff relative to possible issues and concerns.

ITEM V.

Memorandum from the Director of Planning concerning off-site Directional Signs for Institutional Use.

The Chair directed that this item be held.

ITEM VI.

Memorandum from the Director of Planning concerning Survey of Municipal Appearance Codes.

Director Duepner noted that, since the last time the Committee addressed this issue, St. Louis County has adopted a Property Maintenance Code. Preliminary discussions have been held with the St. Louis County Director of Public Works on this matter, who noted that the County would consider contracting with the City for this service. It was noted that the County presently provides the service to municipalities only in regard to Reoccupancy Permits. The City would probably be interested in a contract which would deal with an "only on a complaint basis."

The Staff was directed to bring this matter back to the Committee with some idea of the cost which would be incurred with St. Louis County for administration of a contract to provide property management inspections only on a complaint basis.

The Chair indicated there was no desire of the City to establish additional staff on this matter. It had been noted by Councilmember Hrabko that the possible number of cases needing addressing in this matter were minimal.

Director Duepner noted that, once it became known that there was a Property Maintenance Code, in all likelihood the number of complaints would increase.

ITEM VII. Memorandum from the Director of Planning concerning assignment of Subdivision Escrow Accounts for Green Trails West, The Forest Plats 1, 2 and 3.

Director Duepner summarized this matter.

There was no motion or vote on this matter, and the Chair directed the item be moved to the City Council without recommendation.

Note: A bill relative to this matter will be needed for the May 16, 1994 City Council Meeting.

ITEM VIII. Memorandum from the Director of Planning concerning Public Hearing Notice from the City of Town and Country.

This item was received and filed.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON APRIL 25, 1994.

A. The Valley Center Plat 4 (St. Louis Family Church); Road Easement and Subdivision Record Plat; south side of Chesterfield Airport Road, east of Long Road.

Note: This item will have been acted upon by the City Council at its May 2, 1994 Meeting.

ADD ON #1 Councilmember Hrabko asked Staff to look into the matter of the automobile repair facility which sought to move into the Finch Plumbing building within Chesterfield Valley. Concern was raised relative to possible requirements relative to building renovations and building code requirements in this matter.

A motion was made by Councilmember Levinson and seconded by Councilmember Hrabko for approval of the summary for the meeting of April 20, 1994. The motion was approved by a vote of 3 to 0.

The next meeting of the Planning and Zoning Committee will be on **Wednesday, June 8, 1994, at 5:30 p.m.**

The meeting adjourned at 6:30 p.m.

[PZC-SUM.504]