

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

April 18, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on April 18, 1990, at 5:45 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); and Mayor Jack Leonard. Also in attendance were Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; Mr. & Mrs. John Tully; Ms. Peggy Gredington; Mr. Don Kemner; Ms. Carol Kenney; Ms. Judy LeDoux; and Mr. Royce Engel.

ITEM #1 P.C. 120-84 Queatham House, Ltd.; request to amend LPA in "NU" Non-Urban District Ordinance; north side of Olive Boulevard, at Westernmill Drive.

Director Duepner presented the report of the Planning Commission recommending approval of amendments to the LPA Ordinance.

Mr. John Tully, of Queatham House, addressed the Committee. He thanked the Committee for the recommendation to allow seven (7) day operation, but expressed a desire to extend the hours of operation. Mr. Tully also noted that, if the hours were extended, low-level lighting would be provided. Parking problems experienced in the past have not been continuous. Mr. Tully requested consideration of possible hours of operation beginning at 9:00 a.m.

Councilmember Hrabko questioned Mr. Tully as to whether the forty-five (45) seat restaurant capacity would be adequate.

Mr. Tully responded that he was not certain.

Councilmember Hurt questioned Mr. Tully in terms of cost increases over the years.

Mr. Tully cited increased taxes, landscape maintenance and utility costs.

Mayor Leonard asked whether the facility could operate on a breakfast and lunch basis.

Mr. Tully responded that he was not certain.

Councilmember Hrabko asked if the historic area would need to be removed if sixty (60) seats were permitted.

Mr. Tully responded no.

Ms. Peggy Gredington addressed the Committee noting that there was space for more than two (2) parking spaces at the rear of the house. Currently there is a handicapped space and three (3) additional parking spaces at this location.

Ms. Carol Kenney addressed the Committee requesting that no changes be made in the LPA Ordinance. She noted that the operation was a business decision made by the purchaser of the property.

Councilmember Hurt questioned Ms. Kenney on her concerns.

Ms. Kenney indicated that she is concerned about the extension of hours, and that the expansion of seating could result in expansion to more of a commercial operation.

Ms. Judy LeDoux addressed the Committee, noting that the operators should pursue available funds from the National Preservation Society. She indicated that she had no concern if hours of operation were changed from 9:00 a.m. to 4:00 p.m.

Chairman Hathaway noted a letter submitted by Mr. Paul Sussman. Ms. Hathaway also gave a brief history of the LPA relative to the Queatham House.

A motion was made by Councilmember Hrabko to accept the recommendation of the Planning Commission, and to extend hours from 7:00 a.m. to dark (sunset), and to allow a maximum of four (4) parking spaces at the rear of the building. The motion was seconded by Councilmember Hurt. In a vote on the motion, Councilmember Hrabko and Hurt voted in favor, Councilmembers Hathaway and Bute voted in opposition. The motion failed for lack of a majority.

Councilmember Bute expressed her concern about allowing the operation to extend to sunset.

Chairman Hathaway indicated the consideration of allowing hours of operation to 4:00 p.m., until such time as improvements to Olive Boulevard have been completed.

A motion was made by Councilmember Bute to accept the recommendation of the Planning Commission, with hours of operation from 7:00 a.m. to 4:00 p.m., until the road improvements are completed on Olive, and allowing a maximum of four (4) parking spaces at the rear of the house. The motion was seconded by Councilmember Hathaway. The motion was passed by a vote of 3 to 1, with Councilmembers Hathaway, Bute and Hurt voting in favor, Councilmember Hrabko voting in opposition.

Note: An Ordinance relative to this matter is needed for the May 7, 1990 Council Meeting.

ITEM #2 Referral of Bill #445 concerning establishment of a Commercial Service Procedure to the Committee from the City Council.

Director Duepner summarized the proposed Bill, which was introduced in response to P.Z. 2-90 City of Chesterfield, to establish a Commercial Services Procedure Section within the Zoning Ordinance.

Mr. Don Kemner addressed the Committee, indicating his concern for proposed signage limitations in the Bill. He noted that there may be a legal issue relative to the City restricting signage under the CSP beyond the present Sign Regulations in Section 1003.168 of the City of Chesterfield Zoning Ordinance.

The Committee requested that the Department discuss the matter of the legality of sign restrictions with the City Attorney and report back to the Council prior to action on Bill #445.

Chairman Hathaway addressed the issue of clustering of signs on mailboxes and suggested that the Bill be amended to require that signs be placed on mailboxes, as opposed to free-standing.

A motion was made by Councilmember Hrabko to recommend approval of Bill #445 with revision to require that signage be limited to eighteen (18) inches by twenty-four (24) inches, located on the mailbox, and as approved by the Planning Commission. The motion was seconded by Councilmember Bute. The motion was passed by a vote of 4 to 0, with direction to the Department to discuss the issue of legality of the sign restriction with the City Attorney.

Note: A revised Bill #445 is needed for the May 7, 1990 City Council Meeting.

ITEM #3 Correspondence from Mr. Royce Engel regarding Political Signs.

Mr. Royce Engel addressed the Committee relative to the current City restrictions on political signs. Mr. Engel noted that he was of the opinion that the current Ordinance places an unreasonable task on the staff and suggested that the Ordinance be re-written with citizen input. Mr. Engel also suggested that the fines collected from candidates from the recent election for illegal political signs be returned.

Councilmember Hathaway thanked Mr. Engel and recommended that this matter be taken under advisement by the Committee.

ITEM #4 P.Z. 34-89 Benjamin D. Houlihan, Jr.; request to amend "M-3" District Ordinance; south side of Olive Street Road, east of Batherton Road.

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

A motion was made by Councilmember Bute to accept the Planning Commission recommendation, and the motion was seconded by Councilmember Hurt. The motion was approved by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the May 7, 1990 City Council Meeting.

ITEM #5 Report from the Department of Planning/Economic Development regarding Transfer of Development Rights (TDR).

Director Diepner summarized the report concerning the Transfer of Development Rights concept.

In discussing this matter, the Committee recommended that the concept be presented to the Planning Commission for its comment.

Councilmember Hurt noted that the Committee may wish to give consideration to establishing some-type of procedure which would assist in acquiring park land for the City of Chesterfield.

Per Committee direction, this matter will be presented to the Planning Commission for its comment.

ITEM #6 Report from the Department of Planning/Economic Development regarding revised procedure for review and approval of Subdivision Record Plats.

Director Diepner summarized the revised procedure for review of subdivision record plats which eliminates the Planning and Economic Development Committee from the review process.

A motion was made by Councilmember Bute to continue this process. The motion was seconded by Councilmember Hrabko. The motion was approved by a vote of 4 to 0.

ITEM #7 St. Louis County Planning Commission P.C. 60 & 61-90 Shell Oil Company.

Director Diepner summarized the proposed petition which will be heard by the St. Louis County Planning Commission for a tract of land located south of the Wild Horse Subdivision in unincorporated St. Louis County.

This information was received and filed by the Committee.

ITEM #8 Tax Increment Finance District.

Councilmember Bute questioned the staff relative to the possibility of utilizing Tax Increment Financing (TIF) to assist in the construction of a private skating rink within the City of Chesterfield.

Director Diepner summarized the process for establishing a TIF District wherein a plan must be prepared, the District established, and that proposals be submitted to the City. It was the recommendation of Director Diepner that, if at such time the City does consider utilization of TIF, it should review the matter carefully due to criticisms which have been leveled at some communities for their recent use of TIF. It was noted that TIF would offer advantages to the City in some areas.

ITEM #9 Site Plans, Building Elevations, and Signs

- A. P.Z. 1-80 Long Road Realty Venture, Inc.; "C-8" District Site Development Plan and Building Elevations; west side of Long Road, approximately 200 feet south of Chesterfield Airport Road.

The meeting adjourned at 7:02 p.m.

[MIN4-18]