

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

April 4, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on April 4, 1990, at 5:45 p.m., in the City Council Conference Room. In attendance were Councilmember Dick Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II), and Councilmember Dan Hurt (Ward III). Also in attendance were Jerry Diepner, Director of Planning/Economic Development, Anna Kleiner, Planning Specialist, Don Kemner, and Royce Engel.

ITEM #1 P.Z. 2-90 City of Chesterfield Planning Commission; a proposal to establish a Commercial Service Procedure within the Zoning Ordinance of the City of Chesterfield relative to commercial uses within single-family structures.

Planning Specialist Kleiner summarized the report and recommendation of the Planning Commission. It was noted that retail uses would be permitted only as an accessory use to a service activity. This particular provision would pertain to the existing clock repair shop located on Olive Boulevard.

Mr. Don Kemner addressed the Commission relative to several concerns on the proposal. His concerns pertained to the proposed accessory retail use; the fact that two parcels, in particular, would be impacted by the maximum size of one (1) acre for a lot to be considered under this proposal; the cost of landscaping that may be required; limitation of signage of two (2) square feet per use; and the requirement for dedication of right-of-way.

The Committee discussed the proposal relative to several issues. There was concern expressed by members of the Committee relative to the lot size restriction, with the belief that it should be at least increased to lots less than two (2) acres.

The Committee discussed the limitation of the application of the Special Procedure to existing structures only. Committee Member Hrabko was particularly concerned that the proposal, as worded, would allow for retention of existing structures of questionable quality, while not allowing these structures to be replaced and then utilized under the Special Procedure. However, the Committee decided to hold off on addressing this issue until after Olive Boulevard is widened.

There was considerable discussion relative to size of signage. It was believed that a two (2) square foot sign would be inadequate, and that a three (3) square foot sign, hung independently on a post, would be more appropriate. Concern was also expressed relative to the procedure proposed for the review and granting of the Special Procedures. The Committee was of the opinion that it would be more appropriate to have these Special Procedures handled similar to the Planned Environment Unit, that is, where the City Council would pass an ordinance to grant the Special Procedure.

The Committee also discussed the requirement for dedication of right-of-way, with considerable concern relative to the requirement of any dedication. It was noted that granting of the Special Use Permit would be allowing a somewhat limited commercial use in a residential zoning district. The Committee was of the opinion that dedication of a maximum of ten (10) feet would be appropriate.

Councilmember Hathaway expressed concern about landscaping and was of the opinion that the Commission should review each site individually for landscaping requirements.

A motion was made by Councilmember Bute for approval of the Planning Commission recommendation relative to the Commercial Service Procedure, with the following amendments:

1. That the Procedure apply to lots less than two (2) acres.
2. That signage be permitted at a maximum of three (3) square feet, hung independently on a post, as approved by the Planning Commission.
3. That the process for reviewing and granting the Procedure be similar to that currently for a Planned Environment Unit, requiring passage of an ordinance by City Council.
4. That any required right-of-way dedication be a maximum of ten (10) feet.

The motion was seconded by Councilmember Hathaway, and approved by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the April 16, 1990 Council Meeting.

ITEM #2 Memorandum from the Department of Planning/Economic Development regarding revisions to Planning Commission Appointment Schedules (results of Royce Engel review).

Mr. Engel addressed the Committee and summarized his report, noting the comment of the City Attorney relative to the establishment of an ordinance for nomination of Planning Commissioners. It was Mr. Engel's recommendation that the Council hold off on passage of an ordinance until there are changes in the State Law, or upon the establishment of a Charter for the City of Chesterfield.

The Committee expressed appreciation to Mr. Engel for his efforts in this matter. In addition, the Committee noted that concern in Commission appointment should be more for geographic and ward representation. The Committee unanimously agreed to recommend that the current process for

nomination of Planning Commissioners be retained, and that the Mayor and Council, in the nomination process, continue to utilize good sense in an attempt to achieve geographical and ward balance.

ITEM #3 Wellington Estates: Subdivision Record Plat; north side of Clayton Road, west of Schoettler Road. (This item was submitted to the City Council and approved on April 2, 1990.)

This information was received and filed by the Committee.

ITEM #4 Site Plans, Building Elevations, and Signs

- A. Noonay Company; "C-8" District Business Sign; south side of U.S. Highway 40.
- B. Parkway School District (Green Trails Elementary School); Amended Site Plan and Building Elevations; east side of Portico Drive, north of Ladue Road.

This information was received and filed by the Committee.

The meeting adjourned at 6:55 p.m.

[MIN4-4]