

Planning and Economic Development Committee
Meeting Summary
April 3, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on April 3, 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); and Councilmember Dick Hrabko (Ward IV); Mayor Jack Leonard, Jerry Duepner, Director of Planning/Economic Development. Also in attendance were Mr. Michael Long, Mr. Larry Newton, Mr. Larry Carpenter, Fire Marshall Dave Nichols, and Mr. John Burroughs.

ITEM I.

Discussion with representatives of the Chesterfield Fire Protection District.

Fire Marshall Dave Nichols of the Chesterfield Fire Protection District, addressed the Committee on connection of streets. Specifically, Mr. Nichols referred to the connection of the Wilson Spur with Wilson Road. He presented a map which depicted routes and response times for emergency vehicles in the area of Wilson Road and Wilson Spur. He indicated that response times were generated around 2:30 p.m. in the afternoon, and that the connection of the Wilson Spur to Wilson Road would result in traffic back to the Baxter Road Extension and Clarkson Road, as opposed to traffic flowing towards Wilson Road.

The Mayor inquired if any response times were generated for the area from the existing station on Long Road?

Mr. Nichols indicated that they were not.

Councilmember Hrabko noted the history of the Wilson Spur Extension, and noted that it was understood that Baxter Road would be extended to Wild Horse Creek Road, and that this would resolve the situation. He acknowledged a constant concern relative to connecting streets.

Mr. Nichols noted that if more streets were connected, there would not be such a significant problem with cut-throughs.

Councilmember Bute inquired whether paver blocks would work at the Wilson Spur Extension?

Mr. Nichols noted that due to the length (approximately 300 feet) of the Extension, it would probably not be feasible to use paver blocks.

The Committee indicated that they were generally more attuned to the situation, as indicated by their response in regard to White Plains and the Amherst development.

Councilmember Hathaway inquired what the break-point is for a subdivision where two (2) entrances are needed, or a stub street should be provided.

Mr. Nichols indicated that 1,000 feet is the general rule-of-thumb, and this is based on the length of hose carried by pumper trucks and water pressure. He also noted that pumpers are designed to negotiate a seventeen percent (17%) grade.

The Committee requested that the Fire District keep the City advised of any concerns and issues.

Councilmember Hathaway inquired about the possibility of re-opening House No. 1 on Olive Boulevard.

Mr. Nichols indicated that there were no plans to open that facility, but there may be an ambulance placed at the facility in the future.

ITEM II

P.Z. 14-80 Storage Mastars; a request for amendment of "M-3" Planned Industrial District Ordinance; south side of Chesterfield Airport Road, north side of Old Olive Street Road.

Director Duepner presented the report of the Planning Commission recommending denial of the requested amendment.

Mr. Michael Long addressed the Committee on behalf of Mr. Larry Carpenter. He cited the County's passage of the original ordinance, noting that business signs in the area are currently illuminated. In his opinion, the issue was the quality of the sign, since the sign is partially illuminated now due to spillage from business sign lighting in the area. He indicated that the Planning Commission noted that illumination of the sign will increase its visual impact; the question is whether that impact is good or bad.

Mr. Larry Newton of Mc Donald's addressed the Committee, noting the recent availability of pay phones at Mc Donald's Restaurants, and that Southwestern Bell had indicated their intent to place a logo on the sign to indicate the availability of the phone at the Mc Donald's facility. (Currently, the advertising sign displays information relative to the Mc Donald's Restaurant located on the west side of Clarkson Road, south of Highway 40.)

Mr. Larry Carpenter addressed the Committee, citing the Planning Department's report to the Planning Commission. Mr. Carpenter indicated that Carpenter Advertising would not place advertising for liquor or beer, or cigarettes, or pornographic, or distasteful material on the sign. The sign is currently utilized by local businesses.

Mr. John Burroughs addressed the Committee, noting that in the original petition, his representative, Mr. John King, did not ask for the lights on the sign.

Councilmember Hurt inquired about clarification on the advertising sign on the property.

Director Duepner responded that the sign must convey information about a product or service not offered on the subject property, in order to be classified as an advertising sign.

Councilmember Hrabko noted that Petropolis does not want the sign illuminated.

Mr. Carpenter indicated that he would be willing to limit the hours of illumination of the sign to midnight.

A motion was made by Councilmember Hrabko in support of the Planning Commission recommendation of denial of the amendment request. The motion was seconded by Councilmember Bute, and approved by a vote of 4 to 0.

Note: Either a Bill relative to this matter must be brought to the City Council at its meeting of April 15, 1991, or the matter must be received and filed by the City Council, and if no action taken for ninety (90) days, then the matter would be deemed denied.

ITEM III.

P. Z. 6-91 City of Chesterfield Planning Commission: a proposal to amend Section 1003.107 "NU" Non-Urban District, 1003.111 "R-1" One Acre Residence District, 1003.112 "R-1A" 22,000 square foot Residence District, 1003.113 "R-2" 15,000 square foot Residence District, 1003.115 "R-3" 10,000 square foot Residence District, and 1003.117 "R-4" 7,500 square foot Residence District of the Zoning Ordinance of the City of Chesterfield relative to mortuaries as a Conditional Use.

Director Duepner presented the report of the Planning Commission recommending approval of amending the Ordinance.

Councilmember Hrabko noted concerns about the timing of the Ordinance Amendment in regard to the petition which has been submitted by Buchholz Mortuaries.

Director Duepner noted the amendment is to correct an omission in the present ordinance. He also cited the original intent of the Ordinance, as indicated in the Preamble of the Ordinance, relative to proximity to existing commercial zoning.

A motion was made by Councilmember Bute and seconded by Councilmember Hurt to recommend approval per the Planning Commission recommendation. The motion was passed by a vote of 3 to 1, with Councilmember Hrabko voting no.

Note: A Bill relative to this matter is needed for the April 15, 1991 City Council Meeting.

ITEM IV.

Site Plans, Building Elevations, and Signs reviewed by the Planning Commission on March 25, 1991.

- A. DL2-49 Spirit of St. Louis Airport (Centurion); "M-3" Planned Industrial District Architectural Elevations; east side of Beechcraft Avenue, north of Edison Avenue.
- B. P.C. 80-88 Shell Oil Company (Wildhorse); "R-1A" Residence District PEU Amended Site Development Plan; south side of Wild Horse Creek Road, west of Kehrs Mill Road.

ITEM V.

St. Louis County Planning Commission Public Hearing Notice concerning P.C. 28 & 29-91 Raleigh-Givens-Maynes Development Company.

Director Duepner presented a copy of the public hearing notice from St. Louis County relative to a rezoning petition and accompanying Special Procedure petition for a tract of ground located on the west side of Strecker Road, northwest of McBride Point Drive. It was noted that this proposal was some distance from the City of Chesterfield, and the matter was received and filed by the Committee.

ITEM VI.

A report of the Director of Planning/Economic Development concerning the Board of Adjustment Meeting of March 21, 1991.

Director Duepner reported on the actions of the City of Chesterfield Board of Adjustment from its meeting of March 21, 1991. At that meeting the Board of Adjustment considered two (2) petitions.

B.A. 2-91 Rich Raleigh for Raleigh-Givens-Maynes sought a variance for setback and height above street pavement of a temporary subdivision direction sign to be located in the southeast quadrant of the intersection of Baxter Road and Old Baxter Road. Director Duepner noted that this variance was granted by the Board of Adjustment.

The Board also considered B.A. 3-91 Dan Capps for Capital Land Company. This petition requested a variance to allow two (2) temporary real estate signs of twenty-four (24) square feet in outline area, in lieu of the permitted sixteen (16) square feet in outline area. The signs were proposed to be located at the corner of Swingley Ridge and Chesterfield Village Parkway, and at Nardin Drive and Swingley Ridge. The Board of Adjustment denied this variance.

The meeting adjourned at 6:43 p.m.

[PED-SUM.A3]