

Planning and Economic Development Committee
Meeting Summary
March 20, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on March 20, 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). Also in attendance were Mayor Jack Leonard, Planning Commission Chairman Barbara McGuinness, Jerry Duepner, Director of Planning/Economic Development, Dick Belding, Albert Michenfelder, and Fred Bruning.

ITEM II.

P.Z. 9-89 Sullivan-Haves Company; a request for extension of time for submittal of "C-8" Planned Commercial District Site Development Plan; north side of Olive Boulevard, between East and West Drives.

Director Duepner presented the report of the Planning Commission granting a one (1) year extension.

This correspondence was received and filed by the Committee.

Note: No action is necessary on this matter by the City Council.

ITEM III.

P.Z. 14-90 Storage Masters; a request for amendment of "M-3" Planned Industrial District Ordinance; south side of Chesterfield Airport Road and north side of Old Olive Street Road.

Director Duepner indicated that the petitioner had requested that this matter be held until the Planning and Economic Development Committee Meeting of April 3, 1991, in order to allow the petitioner an opportunity to address the Committee.

The Committee unanimously agreed to hold this matter until the April 3rd meeting.

ITEM I.

P.Z. 4 & 5-91 Miceli Realty Company; a request for a change of zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District with a Planned Environment Unit Procedure in the "R-1A" Residence District; west side of Schoettler Road, north of Clayton Road.

Director Duepner presented the report of the Planning Commission, summarizing Planning Commission recommendations.

Fred Bruning of Miceli Development addressed the Committee, indicating a willingness to accept a Condition to dedicate land for a park to the City of Chesterfield.

Chairman Hathaway noted a letter submitted by the Chair of the Parks Committee of the City of Chesterfield regarding the parkland question.

Planning Commission Chairman McGuinness addressed the Committee relative to concerns raised by the Planning Commission on park area versus common ground. A concern was maintenance responsibility and privacy.

Committee Members Hrabko and Bute agreed it is important for the City to retain the right to obtain parkland at some possible future date.

A motion was made by Councilmember Hurt and seconded by Councilmember Hrabko, that a Condition be included to require the developer to make provision within the Subdivision Trust Indenture for dedication of parkland area adjacent to Schoettler Road to the City of Chesterfield, if, and at such time, as deemed appropriate by the City of Chesterfield. The motion passed by a vote of 4 to 0.

Chairman Hathaway suggested that lighting be provided adjacent to the main entrance street, with a separation of 150 feet.

Councilmember Hurt expressed concern about illumination levels currently required in the Subdivision Ordinance of the City of Chesterfield.

A motion was made by Councilmember Hurt and seconded by Councilmember Bute that adequate lighting for pedestrian safety be provided from the entrance at Schoettler Road to the first subdivision street intersection, as determined by Union Electric. The motion passed by a vote of 4 to 0.

Councilmember Hurt inquired about the requirement for sidewalks.

Director Duepner noted that the Planning Commission recommended sidewalks be provided as required by the Subdivision Ordinance of the City of Chesterfield. He further pointed out that under the Subdivision Ordinance requirements, the petitioner could still seek a variance for installation of sidewalks at the time of site development plan review.

Mr. Albert Michenfelder addressed the Committee on behalf of the petitioner, requesting provision of sidewalks as proposed by the petitioner; that provision for no parking between the first and second street intersections be removed; and that the Planning Commission recommendation for possible additional landscaping along the south line, adjacent to Straub Road be removed.

Mr. Fred Bruning of Miceli addressed the Committee relative to their commitment to maintain all permanent vegetation, where possible.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt that no parking be permitted from the main entrance at Schoettler Road to the first intersection on either

side, and that no parking be permitted on the south side of the main entrance street from the first to the second intersection. The motion was passed by a vote of 4 to 0.

The Committee addressed the request to eliminate sidewalks.

Director Duepner noted that sidewalks may be required along Schoettler Road, as required by the St. Louis County Department of Highways and Traffic, since Schoettler Road is a County arterial roadway; that within the "R-1" Residence District, sidewalks are not required where lots exceed 125 feet in width, and along loop-streets and cul-de-sac streets with a prescribed number of lots; and reiterated the criteria under which a Sidewalk Variance may be permitted.

A motion was made by Councilmember Hrabko and seconded by Councilmember Bute for approval of sidewalks on one side of the main street, including the entrance drive to Schoettler Road, that no sidewalks be required where waived under the current Subdivision Ordinance. Upon a vote, the motion failed to obtain a majority, with Councilmembers Hrabko and Bute voting yes, and Councilmembers Hathaway and Hurt voting no.

The Committee discussed the issue of additional landscaping along the south property line, adjacent to Straub Road.

A motion was made by Councilmember Hrabko and seconded by Councilmember Bute to eliminate the requirement for possible additional landscaping along the south line, and adjacent to Straub Road. The motion failed for lack of a majority, with Councilmembers Hrabko and Bute voting yes, and Councilmembers Hathaway and Hurt voting no.

A motion was made by Councilmember Hrabko and seconded by Councilmember Bute to recommend approval of P.Z. 4 & 5-91 Miceli Realty Company, as amended by the Committee. The motion passed by a vote of 4 to 0.

Note: An ordinance relative to this matter will be needed for the April 1, 1991 City Council Meeting.

ITEM V.

A memorandum from Mayor Jack Leonard regarding Economic Development Committee.

Mayor Leonard presented a report, noting a proposal had been submitted by the Chamber of Commerce for the development of an Economic Council.

The Committee discussed this matter, noting that the City should have a proposal to present at the next meeting of the Economic Development Study Council on March 28, 1991.

Councilmember Hrabko noted that, in his opinion, there should be a separate Commission relative to economic development. It would be his recommendation that an independent Commission of

Council be established. He noted that the Chamber of Commerce is supportive of establishing an independent Corporation for economic development. However, it is his opinion that a Commission would be more appropriate.

Upon discussion, it was the opinion of the Planning and Economic Development Committee that any Commission should have an odd number of members.

Chairman Hathaway suggested that representation be from categories, e.g., large retail. She also believes that there should be two (2) Councilmembers.

Councilmember Hrabko suggested that there could be one (1) member from City Council with an Alternate.

The Committee was in agreement that any Economic Council should consist of seven (7) members, and there should be at least one (1) member each from the Chamber and Civic Progress recommendations. Also, members should be involved in business and be residents of the City of Chesterfield.

Mayor Leonard suggested that an Economic Commission be formed, and that it make the recommendations on funding and staffing.

Councilmember Hrabko and Mayor Leonard suggested that any staff on the Economic Commission be an employee of the Commission, but also with City employee benefits.

It was the recommendation of the Committee that this proposal be taken to the Economic Council for its next meeting on March 28, 1991.

ITEM VI.

Memorandum from the Director of Planning/Economic Development concerning Drew Station Shopping Center.

Director Duepner presented a memorandum from the Department advising the Committee of permitted uses within the Drew Station Shopping Center, and that zoning authorization had been given for a restaurant bar and a billiards center within the development. He noted that both uses were permitted under the current zoning.

The Committee received and filed this information.

ITEM IV.

Site Plans, Building Elevations and Signs reviewed by Planning Commission at the March 11, 1991 Meeting

- A. Chesterfield Valley Nursery; "N" Non-Urban District Freestanding Business Sign; north side of North Outer Forty Drive, east of Boones Crossing.

- B. P.C. 87-86 Leo Eisenberg Company (Lord of Life Lutheran Church); Freestanding Information Sign; southeast quadrant of the intersection of Baxter Road and Clarkson Road.
- C. P.C. 19-75 Derrill J. Heiland (Baxter Office Center); "C-8" Planned Commercial District Business Sign; east side of Baxter Road, south of Clayton Road.
- D. Spirit Airpark (OPTEC); "M-3" Planned Industrial District Architectural Elevations; north side of Edison Avenue, east of Spirit of St. Louis Boulevard.
- E. D.L. 2-49 Spirit of St. Louis Airport (A.B.M. Office Supply, Inc.); "M-3" Planned Industrial District Architectural Elevations; east side of Spirit of St. Louis Boulevard, south of Chesterfield Airport Road.

The meeting adjourned at 7:08 p.m.

[PED-SUM.M20]