

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

March 7, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on March 7, 1990, at 5:51 p.m., in the City Council Conference Room. In attendance were Councilmember Dick Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); and Councilmember Jade Bute (Ward II). Councilmember Dan Hurt (Ward III) arrived later. Also in attendance were Jerry Duepner, Director of Planning/Economic Development; and Mr. Don Kenner.

ITEM #1      P.Z. 1-90 Long Road Realty, Inc.; a request for an amended "C-8" Planned Commercial District for a 1.5 acre tract of land; west side of Long Road, approximately 200 feet south of Chesterfield Airport Road.

Director Duepner presented the report of the Planning Commission recommending approval of the amending of the "C-8" District Ordinance for the Long Road Realty site.

A motion was made by Councilmember Hathaway for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Bute, and passed by a vote of 3 to 0.

Note: An Ordinance relative to this matter is needed for the March 19, 1990 Council meeting.

ITEM #2      Proposed amending of Ordinance No. 312 of the City of Chesterfield relative to nuisances.

Director Duepner recommended that this item be held on the agenda to the next meeting, in order to allow for opportunity for a response from the Waste Hauler's Association. It was noted that a representative from the Waste Hauler's Association had attended the previous meeting, but was unable to stay until the item came up on the agenda. No representative from the Waste Hauler's Association was present at the meeting, and it was recommended that this item be held, and that action be taken on this matter at the next meeting. Staff was directed to contact the Waste Hauler's Association to advise them to either appear at the meeting on March 21st, or submit their comments in writing to the Committee.

ITEM #3      Site plans, building elevations, signs approved by the Planning Commission on February 26, 1990.

- A. P.C. 22-88 Charles Hennemeyer, Inc. (Drew Station); "C-8" District Business Sign; east side of Clarkson Road, north of Baxter Road.
- B. P.C. 1-85 Rudy Stinnett and Bob Thiemann (Corporate Plaza); "C-8" District Business Sign; south side of South Outer Forty Drive, east of Yarmouth Drive.
- C. Valley Center Plat III; Easement and Record Plat; south side of Chesterfield Airport Road, east of Long Road.

These items were received and filed by the Committee.

ITEM #4 Correspondence from Mr. Don Kemner concerning median along Olive Boulevard.

Director Duepner submitted correspondence from Mr. Don Kemner concerning the possible erection of a median along portions of Olive and Clarkson Road. He also summarized a letter from Mr. J. T. Yarnell, District Engineer for the State Highway Department, responding to a letter from the City of Chesterfield requesting consideration of a grass median along Olive and Clarkson Roads. In brief, Mr. Yarnell denied the request for construction of grass medians along Olive/Clarkson Road, citing inconsistency with sections of the road in other communities, increased maintenance difficulties, safety concerns, and public reaction to a change in design.

Mr. Kemner addressed the Committee with his concerns cited in his letter of March 2, 1990.

In response, Councilmember Hathaway suggested several possible locations for median, but clarified that elimination of complete turn access was not envisioned by the Committee.

(Councilmember Hurt arrived at this time.)

Consensus of the Committee was to continue to pursue the possible installation of grass medians along portions of Olive/Clarkson Road to achieve a park like setting. The Committee instructed the Department of Planning/Economic Development staff to set up a meeting with the Missouri Highway and Transportation Department, and that members of the Public Works Department should attend with suggestions for general locations for a median along Olive/Clarkson.

ITEM #5      Update on Chesterfield Clock Repair.

Director Diepner presented an update to the Committee Members on the status of the Chesterfield Clock Repair Shop located on Olive Boulevard. It was noted that the Clock Repair is not a legal Non-Conforming Use, and would have the opportunity to pursue a Special Procedure if the amendment to the Zoning Ordinance presently before the Planning Commission is approved. Director Diepner noted it was the determination of both himself and the City Attorney, that the current use was not a legal Non-Conforming Use.

ITEM #6      Transfer of Development Rights.

Councilmember Hurt requested that the Department Staff look into the issue of Transfer of Development Rights, and report on this matter to the Committee. The Committee concurred and instructed staff to report to the Committee at a future meeting.

ITEM #7      Correspondence from Councilmember Barry Flachsart concerning Planning Commission appointments.

In view of the complexity of this issue, the Committee instructed the Staff to put this item on the agenda for the next meeting.

The meeting adjourned at 6:30 p.m.

[MIN3-7]