

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
FEBRUARY 3, 1993

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 6:30 p.m., on Wednesday, February 3, 1993, in the City Council Conference Room. In attendance were Chair Betty Hathaway (Ward I); Councilmember Susan Clarke (Ward II); and Councilmember Dan Hurt (Ward III). Also in attendance were Councilmember Ed Levinson (Ward II); Councilmember Linda Tilley (Ward IV); and Jerry Duepner, Director of Planning.

ITEM I. P.Z. 27-92 Buchholz Mortuaries Inc.; "NU" Non-Urban District to "R-1" One acre Residence District; southwest quadrant of the intersection of Clarkson Road and Relocated Wilson Road.

and,

P.Z. 28-92 Buchholz Mortuaries Inc.; Conditional Use Permit Procedure in the "R-1" One acre Residence District; southwest quadrant of the intersection of Clarkson Road and Relocated Wilson Road.

Director Duepner summarized the report and action for approval of the requested rezoning and Conditional Use Permit by the Planning Commission.

Councilmember Hathaway noted a request for Council to exercise its Power of Review in regard to the requested Conditional Use Permit.

Director Duepner summarized the possible timeline for action by the City Council, Planning Commission, and Planning and Zoning Committee relative to this matter, if Council exercises its Power of Review.

Councilmember Clarke noted that, if necessary, Council could call a special meeting in order to expedite the matter.

The Committee agreed to tentatively set a public hearing on the matter at 6:00 p.m., on March 3, 1993, with action by the Committee that evening.

A motion was made by Councilmember Clarke and seconded by Councilmember Hurt to recommend that Council exercise its Power of Review of P.Z. 28-92. The motion was approved by a vote of 3 to 0.

Note: A vote is necessary on the motion for Council exercise of Power of Review. This motion was passed by a majority vote.

Director Duepner noted that recently the City Council directed the Planning Commission to consider amending the section of the Zoning Ordinance concerning Conditional Use Permits. It would be his recommendation also that the Commission consider revising the procedure for exercise of Power of Review, which presently requires matters to be referred back to the Planning Commission for response on how the petition meets, or fails to meet, criteria for a Conditional Use Permit.

Chairman Hathaway directed the Department that, if any issues of concern arose prior to the public hearing, the petitioner be advised.

ITEM II. Correspondence from the City Attorney concerning Demolition and Repair of Buildings.

Director Duepner summarized the correspondence from the City Attorney, noting this matter had been directed to the Committee by the City Administrator.

Councilmembers Clarke and Hathaway indicated they were pleased to see this proposal, noting the problems which had occurred with property at Still House Creek.

Councilmember Levinson indicated he did not believe the proposal would address matters such as Still House Creek. It would be his preference that, rather than the structure being demolished, the property be sold on the court house steps.

It was noted that, under the proposed Bill, the City could order the repair of a structure.

There were a number of concerns raised by the Committee which the Director was directed to seek a response from the City Attorney. Those items are: what types of structures are included under the proposed Bill; deletion of terms "occupancy" and "vacate," as the Bill indicates buildings are not occupied; and the possible liability of the City. Upon receiving response from the City Attorney on these matters, this item is to be brought back to the Committee for action.

ITEM III. Memorandum from the Director of Planning concerning Boundary Adjustment Plats.

Director Duepner summarized the correspondence concerning Boundary Adjustment Plats.

The information was received and filed.

ITEM IV. Memorandum from Director of Planning concerning 1993 Meeting Schedule.

The Committee set meetings for the coming year on the following dates: March 31; May 5 (no meeting on May 19); June 9; July 7; August 4; and September 1 and 22. These meetings were set in recognition that the Council will meet once in April, June, July and August. It should be noted that these are **tentative dates** established by the Committee, and, if necessary, it is always possible for a special meeting of the Committee to be called, or, if there are no items to be discussed, the meeting is canceled. In all other months the Committee will meet at 5:45 p.m., on the Wednesday following the City Council meeting.

ITEM V. Memorandum from Director of Planning concerning Western Annexation.

Director Duepner summarized the memorandum concerning the Western Annexation. He also distributed correspondence received from the Administrator of the Boundary Commission concerning this matter.

A motion was made by Councilmember Clarke that a Bill be prepared to repeal Ordinances 704 and 705, and to clarify the proposed boundary in the area of Clarkson Valley and along Kehrs Mill Road. The motion was seconded by Councilmember Hurt and **approved** by a vote of 3 to 0.

Note: A Bill relative to this matter is needed for the February 16, 1993 Council Meeting.

Site Plans, Building Elevations and Signs reviewed by Planning Commission on January 25, 1993.

- A. Wildhorse Subdivision (Village "P" Plat Five); Subdivision Record Plat; north side of Wild Horse Parkway Drive, south of Wild Horse Creek Road.

Note: This item was acted upon by City Council at its February 1, 1993 Meeting.

- B. P.Z. 22, 24, 25 & 26-92 Chesterfield Village, Inc., Jones Custom Homes and Mayer Homes, Inc. (Chesterfield Farms/Chesterfield Farms Estates - formerly Wild Horse Creek Place); Subdivision Promotion and Future Use of Site Sign; north side of Wild Horse Creek Road, west of Santa Maria Drive.

- C. P.Z. 10 & 11-92 R.J. and J. Partnership (Countryside at Chesterfield); Planned Environment Unit in "R-1" Residence District Site Development Plan and Landscape Plan; west side of Kehrs Mill Road, south of Wild Horse Creek Road.

ADD ON #1

Director Duepner distributed a letter received by the City Administrator from Mr. Ralph Tharp, President of the St. Louis Metropolitan Section of the American Planning Association. In the letter, Mr. Tharp requests a nomination from the City of a Planning Commissioner for recognition at an upcoming Planning Commissioner's Workshop to be sponsored by the St. Louis Section of the American Planning Association.

The Committee agreed to hold this matter until the next meeting.

Director Duepner was also directed to contact Mr. Tharp and inquire whether two (2) nominations could be made from the City of Chesterfield.

The meeting adjourned at 7:15 p.m.

[PZC-SUM.F03]