

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: March 7, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from March 6, 2003

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, March 6, 2003, in Conference Room 101. In attendance were: Chair Dan Hurt (Ward III); Vice Chair Barry Streeter (Ward II); Councilmember Jane Durrell (Ward I); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Bruce Geiger (Ward II); Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Project Planner Annissa McCaskill; and Kathy Lone, Planning Assistant.

\*To be discussed at 3/17/2003 City Council Meeting.

Vice Chair Streeter called the meeting to order at 5:30 p.m. (Chair Hurt was absent.)

## **I. Approval of the Planning and Zoning Committee Meeting Summary of February 20, 2003.**

Councilmember Durrell made a motion to approve the Meeting Summary of February 20, 2003. The motion was seconded by Councilmember Brown and **passes by a voice vote of 3 to 0.**

**\*II. P.Z. 1-2003 (LPC 1-2003) Raven-Queathem House**; a property, located at 14319 Olive Boulevard, has been nominated for Landmark Designation under the process established by the City of Chesterfield Ordinance Number 1719

Director of Planning Teresa Price gave an overview of **P.Z. 1-2003 (LPC 1-2003) Raven-Queathem House** and stated that this nomination for the Landmark Designation was approved by the Planning Commission by a vote of 9 to 0.

Councilmember Durrell gave a history of the Landmark Designation process.

Ms. Price stated that she is discussing with City Attorney Doug Beach having the Attachment A for Landmark Designations being a more pictorial format than the usual written version due to the type of petition.

Mr. Dan Rothwell, Chair of the Landmark Preservation Commission, gave an overview of the history of the Raven-Queathem House. Mr. Rothwell stated that the ordinance puts restrictions on what the property owner could do to the homes. Mr. Rothwell stated that the exterior views of the buildings are to be kept as close as possible to the original state. Mr. Rothwell stated that the Landmark Preservation Commission will investigate signage that could be on the exterior of the building stating the Landmark Designation.

Vice Chair Streeter suggested that, if the owners agree, information on the properties could be put on the City web site and in libraries.

Councilmember Durrell made a motion to forward **P.Z. 1-2003 (LPC 1-2003) Raven-Queathem House** to City Council with the recommendation of approval. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 3 to 0.

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the March 17, 2003 City Council Meeting.  
SEE Bill #**

**\*III. P.Z. 2-2003 (LPC 2-2003) Eberwein-Howe-Doty House**; a property, located at 1734 Old Baxter Road, has been nominated for Landmark Designation under the process established by the City of Chesterfield Ordinance Number 1719.

Director of Planning Teresa Price gave an overview of **P.Z. 2-2003 (LPC 2-2003) Eberwein-Howe-Doty House** and stated that this nomination for the Landmark Designation was approved by the Planning Commission by a vote of 9 to 0.

Mr. Dan Rothwell, Chair of the Landmark Preservation Commission, gave an overview of the history of the Eberwein-Howe-Doty House.

Councilmember Durrell made a motion to forward **P.Z. 2-2003 (LPC 2-2003) Eberwein-Howe-Doty House** to City Council with the recommendation of approval. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 3 to 0.

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the March 17, 2003 City Council Meeting.  
SEE Bill #**

**\*IV. P.Z. 33-2002 City of Chesterfield:** a request to amend Section 1003.020 (Definitions) of the City of Chesterfield Zoning Ordinance to include the following definition:

Ancillary Use. The primary purpose of this use is to serve the occupants and patrons of the principal permitted uses within the building. It is a use permitted within the building containing the principal permitted uses. No separate access from the exterior building shall be permitted with respect to this use.

Project Planner Annissa McCaskill gave an overview of **P.Z. 33-2002 City of Chesterfield** and stated that this petition was approved by Planning Commission by a vote of 8 to 0. Ms. McCaskill stated that signage for ancillary uses is not allowed on buildings.

General discussion followed concerning signage and parking for ancillary uses.

Councilmember Durrell made a motion to forward **P.Z. 33-2002 City of Chesterfield** to City Council with the recommendation of approval. The motion was seconded by Councilmember Brown **and passes by a voice vote of 3 to 0.**

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the March 17, 2003 City Council Meeting.  
SEE Bill #**

**V. Resolution That Adopted the New Comprehensive Land Use Plan for the City of Chesterfield.** This item will be presented by Chair Victoria Sherman of the Planning Commission.

Planning Commission Chair Victoria Sherman stated that the Planning Commission adopted the **Resolution That Adopted the New Comprehensive Land Use Plan for the City of Chesterfield** by a vote of 9 to 0.

Director of Planning Teresa Price stated that Chair Hurt, absent from the meeting, would like the **Resolution That Adopted the New Comprehensive Land Use Plan for the City of Chesterfield** held until he could discuss various issues with Planning Commission Chair Sherman. Ms. Price stated that the City Council will not vote on the Comprehensive Plan since it is a document of the Planning Commission. Ms. Price stated that Ms. Sherman will go before the City Council to inform them that the Planning Commission has adopted the new Comprehensive Plan.

Chair Hurt arrived at the meeting at 6:02 p.m.

Vice Chair Streeter stated that a resident, Mr. Clayton Hathaway, has submitted issues concerning the Comprehensive Plan that he would like reviewed.

Ms. Sherman informed the Committee that the Planning Commission reviewed the Hathaway's issues throughout the process.

Ms. Price stated that the new Comprehensive Plan is now being used.

Chair Hurt stated that he had a question concerning the park-land area (north of Highway 40, in the Valley, western section and west of Long Road) and how it was designated on the old Comprehensive Plan. Chair Hurt stated that he hopes it was designated recreational on the new Comprehensive Plan.

General discussion followed concerning zoning designations for the park-land area (north of Highway 40, in the Valley, western section and west of Long Road) and the surrounding area and other recreational designations in the City.

Chair Hurt stated that he will discuss land use and zoning designations for the park-land area and surrounding area in the Valley with City Attorney Doug Beach for clarification and then ask the Planning Commission to amend the Land Use and Zoning maps, if necessary.

Vice Chair Streeter directed Staff to verify that land north of Highway 40 and west of Long Road is correct on the Land Use and Zoning maps.

Vice Chair Streeter suggested that the Committee review Mr. Hathaway's comments and at the next Committee meeting may make motions for the Planning Commission to reconsider items, if necessary.

The Committee commended all who worked on the new Comprehensive Plan.

The meeting adjourned at 6:22 p.m.

TP/kl

