

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning ✓

DATE: March 13, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from March 9, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, March 9, 2000, in the City Council Conference Room. In attendance were: Chair Mary Brown (Ward IV); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and, Councilmember Mike Casey (Ward III). Also in attendance were: Councilmember Dan Hurt (Ward III); Planning Commission Chair Dan Layton; Planning Commissioner John Nations; City Attorney Douglas Beach; Teresa J. Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

\*To be discussed at 3/20/2000 City Council Meeting.

## I. Approval of Planning and Zoning Committee Meeting Summary of February 24, 2000.

A motion to **approve** the meeting summary of February 24, 2000, as corrected, was made by Councilmember Casey and seconded by Councilmember Streeter.

The motion was **approved by a vote of 4 to 0**.

The chair recognized the following students in attendance:

Ashley Michelson and Lisa Schultz, Lafayette High School, in attendance for an economics class.  
Ben Cook, Parkway Central Middle School, working on a report for school on a City meeting.

**\*II. St. Luke's Hospital CUP Amendment**; an amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 10 for St. Luke's Hospital located on land at the northeast corner of Conway Road and Woods Mill Road commonly known as 232 South Woods Mill road. The subject property is zoned "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District.

There was general discussion on this request, including: the original parking setback established by St. Louis County was "reduced" due to a typographical error.

A motion to **receive and file** the CUP amendment request was made by Councilmember Streeter, seconded by Councilmember Durrell, and **approved by a vote of 4 to 0**.

**NOTE: No legislation is needed for this item. This would be “received and filed” by the City Council and become effective 15 days later.**

**\*III. Montessori Children’s House CUP Amendment**; an amendment to City of Chesterfield Conditional Use Permit (CUP) Number 600 for Montessori Children’s House located on the south side of Ladue Road, east of Saylesville Drive.

There was general discussion by the Committee, including: the Planning Commission held this item to find out why they were restricted to 30 originally, and no specifics were found; 150 students are allowed during the school year; 30 students are allowed in June and July; the school is to be closed in August; and, want to increase to 60 in the summer and be open in August.

A motion **to receive and file** the CUP amendment request was made by Councilmember Casey, seconded by Councilmember Durrell, and **approved by a vote of 4 to 0**.

**NOTE: No legislation is needed for this item. This would be “received and filed” by the City Council and become effective 15 days later.**

#### **IV. Outer Forty Trust Fund: City Attorney Beach**

City Attorney Douglas Beach summarized the changes to the proposed Outer Forty Trust Fund Ordinance, including: changed Section 5; County using the money for infrastructure improvements identified; the letter from St. Louis County to allowing the triple left and other improvements to be paid for out of County Trust Fund; and, used County’s dollar amounts in the proposed Ordinance.

There was general discussion on this item, including: credits not being given for improvements on Conway Road (City Attorney Beach will revise Section 5 to add “no credit for Conway Road”); County’s ability to use trust fund money for improvements to Conway Road; who decides when improvements (Outer Road and Chesterfield Parkway) are necessary (City of Chesterfield Public Works Department to decide timing); next project after Solomon II will trigger the triple left; getting a commitment between City and County to guarantee money is available; requiring City Council to vote when money is to be withdrawn and used for improvements; possibility of directing developer to pay money to City and go to County for credits; not wanting the developer to have to pay twice; credits being given by the County based on a timeframe for road improvements that is acceptable to the City;

The following people addressed the Committee on this item:

Mike Doster, attorney for Bert Solomon  
Steve Koslovsky, attorney for the Kraus family

A motion to have City Attorney Beach revise the proposed ordinance as discussed and direct staff to meet with St. Louis County on this issue was made by Councilmember Streeter, seconded by Councilmember Casey, and **approved by a vote of 4 to 0**.

**Note: One bill relative to this matter will be needed for a future City Council Meeting when all above issues are addressed.**

---

## **VI. Departmental Update**

Director of Planning Teresa Price advised the Committee that she is continuing to interview for the positions in the Department.

### **ADD ON #1**

Chair Brown advised the Committee that the new "E-1", "E-2" and "E-3" Districts are straight zonings and don't have to pay into the TGA funds.

A motion to put this item on the April 6, 2000 P&Z Committee agenda for discussion was made by Councilmember Casey, seconded by Councilmember Streeter.

Councilmember Streeter left the meeting at 6:45 p.m.

---

### **ADD ON #2**

Councilmember Durrell brought up concerns expressed to her about the Ordinance approved relative to signs in the right-of-way.

There was discussion on this item.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, March 23, 2000.

**The meeting adjourned at 6:55 p.m.**

TJP/LPGM/lpgm

Laura\k:\p&z\PZMAR9,2000