

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: April 19, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from April 18, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, April 18, 2002, in Conference Room 101. In attendance were: Chairman Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Planning Commission Chairman David Banks; Director of Planning Teresa Price; Project Planner Mike Hurlbert; Project Planner Annissa McCaskill; and Kathy Lone, Planning Assistant.

*To be discussed at the 5/6/2002 City Council Meeting.

Chairman Hurt called the meeting to order at 5:30 p.m.

I. Approval of the Planning and Zoning Committee Meeting Summary of March 21, 2002.

Councilmember Streeter made a motion to approve the Meeting Summary of March 21, 2002. The motion was seconded by Councilmember Durrell and passes by a voice vote of 3 to 0. (Councilmember Brown abstained from voting as she was not on the Committee at the time.)

II. Selection of Vice-Chairperson and Committee Liaisons

Councilmember Brown made a motion to elect Councilmember Streeter as Committee Vice-Chairman. The motion was seconded by Councilmember Durrell and passes by a voice vote of 4 to 0.

General discussion followed concerning the Committee liaison assignments:

Vice-Chairman Streeter made a motion for the following Committee Liaison assignments:

Valley Master Development Study Committee – Councilmember Hurt

Board of Adjustment – Councilmember Brown, Alternates-Councilmember Streeter and Councilmember Durrell

Planning Commission – Rotating Liaison (Staff will develop calendar for rotating liaisons)

Landmarks Preservation Commission – Councilmember Durrell

The motion was seconded by Councilmember Brown and passes by a voice vote of 4 to 0.

III. P.Z. 30-2001 Westchester: A request for a change in zoning from an "NU" Non-Urban District to an "E-3" Residence District for a 7.49 acre tract of land located on the south side of Wild Horse Creek Road, east of Kehrs Mill Road and west of Wilson Road (Locator Number: 18U 24 0111).

Project Planner Mike Hurlbert stated that the petitioner for P.Z. 30-2001 Westchester requests that this petition be held due to his being out of town.

Councilmember Streeter made a motion to hold P.Z. 30-2001 Westchester until the next Planning and Zoning Committee Meeting on May 9, 2002. The motion was seconded by Councilmember Brown and passes by a voice vote of 4 to 0.

*IV. P.Z. 3-2002 City of Chesterfield: a request to amend Paragraph 10, Section 1003.167 Miscellaneous Regulations of the City of Chesterfield Zoning Ordinance to read as follows (additional language in bold):

10.Issuance of grading, building, etc. permits in certain districts. No permits shall be issued for clearing, grubbing, grading, building, or use of a site governed by a Planned District, Senior Residence District, Mixed Use District or Special Procedure which are not in accord with site development plans, site development concept plans, or site development section plans approved by the Planning Commission or Department of Planning, with the following exception: Grading Permits may be issued for developments within the Chesterfield Valley so long as the permit is strictly for the purpose of either stockpiling or the surcharging of a future building pad. Site Development Plan submittal shall include a Tree Preservation Plan and Grading Plan.

Project Planner Annissa McCaskill gave an overview of P.Z. 3-2002 City of Chesterfield.

General discussion followed concerning allowing the grading permits to be issued city-wide versus only in Chesterfield Valley.

Planning Commission Chairman Banks stated that the Commission was concerned with the appearance in residential areas.

Councilmember Streeter made a motion to approve as is and forward to City Council P.Z. 3-2002 City of Chesterfield. The motion was seconded by Councilmember Durrell and passes by a voice vote of 4 to 0.

* Note: One bill, as recommended by the Planning Commission, will be needed for the May 6, 2002 City Council Meeting.

SEE Bill #

*V. P.Z. 4-2002 City of Chesterfield: a request to amend Paragraph 16, Section 1003.167 Miscellaneous Regulations of the City of Chesterfield Zoning Ordinance to authorize the Chief of Police to issue permits for amusement devices and activities.

Project Planner Annissa McCaskill gave an overview of P.Z. 4-2002 City of Chesterfield and stated that this Zoning Ordinance amendment would authorize the Chief of Police to issue permits for amusement devices and activities.

Councilmember Brown made a motion to approve and forward to City Council P.Z. 4-2002 City of Chesterfield. The motion was seconded by Councilmember Streeter and passes by a voice vote of 4 to 0.

* Note: One bill, as recommended by the Planning Commission, will be needed for the May 6, 2002 City Council Meeting.

SEE Bill #

*VI. P.Z. 5-2002 City of Chesterfield: a request to amend the City of Chesterfield Zoning Ordinance to include the following:

1003.190 Landmarks Preservation Commission (LPC)

To preserve and protect the character of the City of Chesterfield, the Planning Commission shall utilize the Landmarks Preservation Commission to review projects of historical significance and provide recommendations during the preliminary plan, site development plan and site plan process.

Project Planner Annissa McCaskill gave an overview of P.Z. 5-2002 City of Chesterfield. Ms. McCaskill stated that the Landmarks Preservation Commission would be used by the Planning Commission for projects of historical significance.

Councilmember Durrell made a motion to approve and forward to City Council P.Z. 5-2002 City of Chesterfield. The motion was seconded by Councilmember Brown and passes by a voice vote of 4 to 0.

* Note: One bill, as recommended by the Planning Commission, will be needed for the May 6, 2002 City Council Meeting.

SEE Bill #

VII. Pending Projects/Departmental Update

Ms. Price stated that the Public Hearing for the Chesterfield 2002 Comprehensive Plan Draft would be held April 22, 2002 at 7:00 p.m. in the City Council Chambers.

Councilmember Streeter made a motion to adjourn the meeting. The motion was seconded by Councilmember Durrell and passes by a voice vote of 4 to 0. The meeting adjourned at 5:58 p.m.

TJP/kl