

**SUMMARY**  
**PLANNING AND ZONING COMMITTEE MEETING**  
**MAY 2, 1996**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, May 2, 1996, in the City Council Conference Room. In attendance were Councilmember Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Linda Tilley (Ward IV). Also in attendance were Planning Commission Chairman Michael Casey; Mike Herring, City Administrator; Jerry Kelley, Planning Director; and Laura Griggs-McElhanon, Assistant Planning Director.

**I. Approval of Planning and Zoning Committee meeting summary of March 21, 1996.**

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Hurt and approved by a vote of 2 to 0. **Councilmember Tilley and Councilmember Streeter abstained.**

**II. P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing); "NU" Non-Urban and "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District and an amended Planned Environment Unit Ordinance in the "R-2" 15,000 square foot Residence District; intersection of Clarkson and Kehrs Mill Road, east side of Clarkson Road (attachment).**

A motion for denial was made by Councilmember Tilley, seconded by Councilmember Flachsbart and passed by a vote of 4 to 0.

**III. Letter from City Attorney Beach re: Rezoning of Non-Urban areas within the City of Chesterfield - City Administrator Herring (attachment).**

The Committee discussed the West Area Study, the impacts of the proposed Kendig report on the West Area, and how to implement the recommendation of the West Area Study for a two (2) acre zoning district.

A motion was made by Councilmember Flachsbart, seconded by Councilmember Streeter that the Council implement a portion of the Kendig report now dealing with estate type density. **The motion failed with a 2 to 2 split.**

A motion was made by Councilmember Tilley, seconded by Councilmember Hurt, to pursue the process necessary to adopt the West Area Study and move forward at a public hearing to establish the underlying zoning to accommodate the West Area Study. **The motion passed by a vote of 3 to 1, with Councilmember Flachsbart voting no.**

**IV. Proposed Agreement with Metro West Fire Protection District (attachment).**

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Tilley and **approved** by a vote of 4 to 0, to recommend to the Council an agreement between Metro West Fire Protection District and the City of Chesterfield to waive fees involving the review of proposals submitted to each other.

**V. Proposed change of policy regarding Public Hearing notification - Councilmember Tilley (attachment).**

The Committee discussed various alternatives to public hearing notification. The Committee agreed that the City will provide additional notice to all organizations or groups that provide the Planning Department with one (1) contact name, in addition to our current notification procedures. If staff has any questions regarding any such requests, they can/shall be forwarded to this Committee for direction.

**VI. Commercial Service Procedure re: Wild Horse Creek Road - Councilmember Tilley (attachment).**

After discussion among Committee Members, the Committee directed staff to review the Commercial Service Procedure regulations on a case-by-case basis for different geographical locations and report our recommendations at a later date.

**VII. Derelict/vacant structures in Chesterfield Valley - Councilmember Tilley (attachment).**

The Committee discussed the issue of flood related vacant structures in the Chesterfield Valley. The Committee directed staff to review a survey performed by former Director Jerry Duepner after the 1993 flood. Staff will report back regarding the magnitude of the problem, what the process would be to address these structures, provide an estimate of total cost and staff time needed to complete a detailed survey, as well as any other costs associated with increased code enforcement efforts.

**VIII. Letter from City Attorney Beach re: current criteria for appointment to Planning Commission - City Administrator Herring.**

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Tilley and **approved** by a vote of 4 to 0, to recommend that Ordinance No. 27, Section 3, be amended to read that “upon appointment to the Planning Commission a person would immediately resign their appointment to any other Board or Commission, etc.”

**IX. Measurement of distances re: liquor license applications - City Administrator Herring (attachment).**

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Streeter and approved by a vote of 4 to 0 to recommend that Ordinance No. 53, Section 3.F., be amended so that a liquor license "shall not be granted for the sale of intoxicating liquor within 100 feet of the property line of a parcel of land upon which any school, church or other building regularly used as a place of religious worship shall be located."

**X. Political signs - City Administrator Herring (attachments).**

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Hurt and approved by a vote of 4 to 0, to recommend that Section 1003.168D,5. be amended to delete the requirement that political signs be removed within a certain time limit. In addition, the Committee recommended to delete the words "unless said sign is a 'billboard' sign as defined in this ordinance."

The Committee agreed, in concept, that any sign placed within the right-of-way of Chesterfield's maintained streets would be removed by the City. The Committee directed staff to provide specific notice of this intent to all candidates or organizations involved in elections in Chesterfield.

**XI. Special meeting on May 16, 1996 (attachment).**

A special meeting is scheduled for May 16, 1996, at 5:30 p.m., as a public hearing for P.Z. 12-96 U.S. Ice Sports Complex L.C.

**XII. Selection of Council Liaison:**

- a) **Planning Commission**
- b) **Historic District Task Force**
- c) **Zoning and Subdivision Ordinance Revision Committee**

The Councilmembers selected the following individuals as Council Liaison to the following groups:

**Planning Commission:**

Councilmembers Linda Tilley and Barry Streeter - A schedule will be developed by staff to accommodate alternating this responsibility among both Councilmembers.

**Historic District Task Force:**  
Councilmember Barry Flachsbart

**Zoning and Subdivision Ordinance Revision Committee:**  
Councilmember Dan Hurt

Upon a motion by Councilmember Flachsbart, seconded by Councilmember Tilley, the Committee **approved 4 to 0**, to let the Planning Commission determine its degree of voluntary participation with the Historic District Task Force, and that Planning staff neither attend nor provide technical support to the Task Force; however, staff may provide notification of meetings and other logistical support, as necessary.

***XIII. Request to send letter to Southwestern Bell Mobile re: proposed communications tower - Councilmember Flachsbart.***

Committee Members had extensive discussion about communication towers.

Upon a motion by Councilmember Flachsbart, seconded by Councilmember Tilley, the Committee requested that Mr. Herring send a letter to our Representatives and Senators in Washington conveying concerns regarding the lack of local control over communication towers, and to strengthen the Federal Communications Act of 1996. **The motion was approved by a vote of 4 to 0.**

Upon a motion by Councilmember Flachsbart, seconded by Councilmember Tilley, the Committee recommended that the Council, on May 20, 1996, consider a recommendation from the City Attorney for hiring a consultant to develop criteria for the location of communication towers. **The motion was approved by a vote of 4 to 0.**

***XIV. Update - northeast annexation - Councilmember Hurt.***

Mayor Leonard indicated that the Northeast Annexation Proposal needs further discussion at a future meeting.

Upon a motion by Councilmember Flachsbart, seconded by Councilmember Tilley, the Committee recommended this item be discussed at a future meeting. **The motion was approved by a vote of 4 to 0.**

The meeting adjourned at 7:03 p.m.

[PZC-SUM.502]