

MEMORANDUM

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TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning (✓)

DATE: May 5, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from May 4, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, May 4, 2000, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember John Nations (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Former Councilmember Betty Hathaway; Planning Commission Chair Dan Layton; Planning Commissioner Fred Broemmer; Teresa Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 5/15/2000 City Council Meeting.

Vice Chair Brown called the meeting to order at 5:30 p.m.

I. Approval of Planning and Zoning Committee Meeting Summary of April 18, 2000.

Councilmember Jane Durrell made a motion to approve the April 18, 2000 Meeting Summary, as corrected. The motion was seconded by Councilmember Nations and **passes by a vote of 3 to 0.** (Chair Hurt was absent for the approval of the minutes.)

The Committee asked for clarification in the April 18, 2000 Meeting Summary that they were deleting the need for a Council Liaison for the Historic Task Force since that committee is currently inactive.

***II.** P.Z. 01-2000 TMH II L.L.C.; A request for a Planned Environment Unit (PEU) procedure in the "R-2" 15,000 square foot Residence District for an 8.07 acre tract of land located on the east side of Olive Boulevard, 1000 feet north of Ladue Road. (Locator Numbers: 17R51-0331, 17R53-0203, 17R53-0212, and 17R53-0221).

Assistant Director of Planning Laura Griggs-McElhanon gave an overview of this petition and stated that it was approved by the Planning Commission by a vote of 7 to 0. Ms. Griggs-McElhanon stated that Attachment A outlines the restrictions that no building cluster shall contain more than two (2) attached single-family units and the sidewalk issue. Ms. Griggs-Elhanon stated that the State has changed their policy and will now allow sidewalks within the right-of-way but the City is responsible for their maintenance.

Chair Hurt arrived at the meeting at 5:38 p.m.

General discussion followed concerning curb cuts, access, slopes of grade and water run-off.

Ms. Griggs-McElhanon stated that Attachment A says that MoDOT and the Department of Public Works will decide where the access point will be located.

Councilmember Nations made a motion to approve P.Z. 01-2000 TMH II L.L.C. The motion was seconded by Councilmember Durrell and passes by a vote of 4 to 0.

Chair Hurt stated that he voted for approval but has concerns on access and location of the detention.

**Note: One bill relative to this matter, as recommended by the Planning Commission, will be needed for the May 15, 2000 City Council Meeting.
See Bill #**

Chair Hurt chaired the remainder of the meeting.

***III. P.Z. 07-2000 William H. Jamison;** A request for a Commercial Service Procedure (CSP) procedure in the "R-2" 15,000 square foot Residence District for a 1.155 acre tract of land located on the south side of Olive Boulevard, 500 feet west of Westernmill Drive. (Locator Number: 16R31-1065).

Ms. Griggs-McElhanon gave an overview of this petition and stated that the Planning Commission recommended denial of this petition by a vote of 4 to 3. Ms. Griggs-McElhanon presented a chart showing other Commercial Service Procedures (CSP's) in the area. Ms. Griggs-McElhanon stated that since the petitioner has revised the plan to only use 1,000 square feet, less parking spaces are required. If the petitioner uses the rest of the house for a residence, he would have to provide additional parking. If the owner is in violation, the CSP could be rescinded.

Planning Commission Chair Dan Layton stated that two (2) of the Commission members who voted for denial of this petition were representatives from this ward (Ward I).

Former Councilmember Betty Hathaway and Mr. Don Kemner explained the historical significance of Commercial Service Procedures in the City.

General discussion followed.

Director of Planning Teresa Price will discuss with City Attorney Beach before the next City Council meeting whether the Attachment A could limit CSP's from being transferred.

Councilmember Brown made a motion to approve P.Z. 07-2000 William H. Jamison. The motion was seconded by Councilmember Nations and passes by a vote of 3 to 1.

Councilmember Durrell stated that she voted against this petition because, as a representative of Ward I, this is what many of the residents want.

Note: ~~Two bills relative to this matter will be needed for the May 15, 2000 City Council Meeting (one is recommended by the Planning Commission and one is recommended by the Planning and Zoning Committee.)~~

See Bill # (as recommended by the Planning Commission)

See Bill # (as recommended by the Planning & Zoning Committee)

***IV. P.Z. 17-2000 City of Chesterfield Planning Commission:** A proposal to amend Section 1005.080 of the City of Chesterfield Subdivision Ordinance to provide for subdivision improvements or guarantees and penalties for the failure to comply therewith.

Director of Planning Teresa Price gave an overview of this petition. She stated that the changes would involve maintenance escrow, line item escrows, the problem developer and brings the City into conformance with changes in state law. This petition was approved by the Planning Commission by a vote of 7 to 0.

Chair Hurt stated that storm water and siltation are the biggest issues.

General discussion followed.

Chair Hurt made a motion to **approve P.Z. 17-2000 City of Chesterfield Planning Commission**. The motion was seconded by Commissioner Brown and **passes by a vote of 4 to 0**.

Chair Hurt asked Staff to convey to City Attorney Beach that he has concerns on whether this amendment is strong enough.

Note: One bill relative to this matter will be needed for the May 15, 2000 City Council Meeting.
See Bill #

***V. Procedure for Review of Zoning Ordinances at City Council**

Chair Dan Hurt stated that there would be discussion concerning the two (2) readings at City Council meetings for zoning ordinances.

Chesterfield residents, Mr. Lee Wall, Ms. Laura Lueking and Mr. Ted Allison stated their opinions for having two (2) readings on two (2) different nights.

General discussion followed.

Councilmember Nations made a motion to **recommend to Council that they have not more than one reading at any given City Council meeting on zonings and rezonings**. The motion was seconded by Councilmember Durrell and **passes by a vote of 4 to 0**.

Note: This will be referred to Council for the May 15, 2000 City Council Meeting.

VI. Pending Projects Update

Ms. Price stated that site plans that are governed by County ordinances would be included under this item on the agenda.

VII. Other

Councilmember Brown inquired as to the status of the Property Maintenance Code.

Ms. Price stated that the Property Maintenance Code is not a priority until the Planning Department has more staff.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, May 18, 2000.

The meeting adjourned at 7:36 p.m.

TJP/kl