

**SUMMARY**  
**PLANNING AND ZONING COMMITTEE MEETING**  
**JUNE 6, 1996**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, June 6, 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 Mike Herring, City Administrator; Douglas R. Beach, City Attorney; Jerry Kelley, Director of Planning; and Laura Griggs-McElhanon, Assistant Director of Planning.

**I. Approval of Planning and Zoning Committee meeting summary of May 2, 1996.**

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

**Approval of Planning and Zoning Committee meeting summary of May 16, 1996.**

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Hurt and approved by a vote of 4 to 0.

**IX. P.Z. 18 & 19 -94 Chesterfield Village, Inc., Louis S. Sachs and Nancy R. Sachs (Wildhorse Hills) - discussion item.**

The Committee received comments from Kathy Higgins, representing Sachs Properties, Peter Herzog, Legal Counsel for Sachs Properties, and Theo Korakianitis concerning the rezoning of Chesterfield Village, Inc.

On a motion by Councilmember Hurt, seconded by Councilmember Flachsbart, the Committee recommended the item be sent to City Council without a recommendation. **The motion was approved by a vote of 3 to 1, with Councilmember Streeter voting "no."**

**Note: Ordinances will be forwarded to the City Council for consideration at Monday's meeting.**

**VII. Chesterfield Fire District Old Firehouse - discussion item. (Attached correspondence from Attorney Doug Beach).**

After a summary of legal issues concerning land use and First Amendment rights for the property by City Attorney Beach, the Committee **removed** the item from the agenda.

- II. **P.Z. 7-96 Lawrence & Therese Mintz**; Commercial Service Procedure in the "NU" Non-Urban District; north side of Wild Horse Creek Road, approximately five hundred (500) feet west of the intersection of Wild Horse Creek Road and Wild Horse Parkway.

A motion to approve the request was made by Councilmember Hurt, seconded by Councilmember Tilley and **passed by a vote of 4 to 0.**

**Note: Ordinances will be forwarded to the City Council for consideration at Monday's meeting.**

- III. **P.Z. 8-96 W.J. Byrne Builders & Ruth Fleming (Sycamore Road Tract)**: "NU" Non-Urban to "R-3" 10,000 square foot Residence District; intersection of Sycamore Drive and Hester Road, east side of Sycamore Drive.

AND

- IV. **P.Z. 9-96 W.J. Byrne Builders & Ruth Fleming (Sycamore Road Tract)**: Planned Environment Unit Procedure (PEU) in the "R-3" 10,000 square foot Residence District; intersection of Sycamore Drive and Hester Road, east side of Sycamore Drive.

A motion to approve the request was made by Councilmember Hurt, seconded by Councilmember Tilley and **passed by a vote of 4 to 0.**

**Note: Ordinances will be forwarded to the City Council for consideration at Monday's meeting.**

- V. **P.Z. 10-96 L.A.C. Corporation & Wild Horse Summit Development Corporation (Greystone Addition)**; "NU" Non-Urban District to "R-1" One Acre Residence District; south side of Wild Horse Creek Road, approximately 1500 feet west of Wildhorse Parkway.

AND

- VI. **P.Z. 11-96 L.A.C. Corporation & Wild Horse Summit Development Corporation (Greystone Addition)**; amendment to a Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District; south side of Wild Horse Creek Road approximately 1500 feet west of Wildhorse Parkway.

A motion to approve the request was made by Councilmember Tilley, seconded by Councilmember Flachsbart and **passed by a vote of 4 to 0.**

**Note: Ordinances will be forwarded to the City Council for consideration at Monday's meeting.**

**VIII.** Kehrs Mill/Clarkson Property - discussion item - Councilmember Tilley.

The Committee asked this item to **remain** on the agenda and provide updates concerning potential development.

**Other Business:**

In preparation for the City Council summer workshop, the Committee suggested several topics for possible consideration. These included staffing needs in the Planning Department, and time tables for West Area Study, Kendig Study and Development Review Process.

Mr. Herring asked the Committee for direction on the topic of annexation. This was added to the list.

The meeting adjourned at 7:45 p.m.

[PZC-SUM.606]