

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: August 10, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from August 9, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, August 9, 2001, in the City Council Conference Room. In attendance were: Chair Charlie Schiedt (Ward IV); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II) and Councilmember Dan Hurt (Ward III). Also in attendance were; Teresa Price, Director of Planning; Senior Planner Barbara Weigel, Project Planner John Wagner, and Hannah Wilhelm, Executive Secretary.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of July 19, 2001.

Councilmember Durrell made a motion to approve the Meeting Summary of July 19, 2001. The motion was seconded by Councilmember Streeter **and passes by a voice vote of 4-0.**

II. Nooning Tree – PEU Ordinance Amendment; an amendment to City of Chesterfield Ordinance Number 1271 governing a 30.47-acre Planned Environment Unit (PEU) in an “R-3” 10,000 square-foot Residence District located on the south side of Olive Boulevard, west of White Road.

David Volz, of Volz Engineering discussed the grade of the property being 8% at the steepest grade, fiber optic, distance between telephone/utility poles, Seegar would consider selling a portion of his land, 60-75 ft. of the frontage, that land presumable would develop a sub street.

Councilmember Hurt made a motion to reconsider that amendment to the amendment to withdraw of Lot 33 and entrance onto White Road.

Councilmember Streeter seconded the motion.

Discussion followed: Gates on private streets being a requirement, cut through would be eliminated, Olive street entrance moved to the east, if Seegar does not sell - open up White Road to more traffic, not hold this at Planning and Zoning but at Council level.

Councilmember Hurt restated his motion for clarity. The motion is to deny the amendment for the amendment Councilmember Streeter seconded.

Voice vote was taken for the amendment to stay as it is. Passes 4-0.

Councilmember Hurt made a motion to consider the 3rd option, amend the amendment to

include an amendment that connects the western leg of Dorney Park Dr. to Caliope Place, angle Caliope on Seegar property as shown on Exhibit . Street configuration as directed by Director of Public Works.

Councilmember Durrell seconds the motion.

Voice vote was taken and passed 4-0.

Discussion followed: Ordinance of stub streets, cross access, outlet on Olive, Lot 32.

Councilmember Durrell made a motion to send to Council with the recommendations accepting original amendment.

Councilmember Hurt seconds the motion.

Discussion followed: consideration to the neighbors, cut through, gated streets, no access to White Road, burden of the entrance for a minimum # of lots for the developer of Seegar property, direction of travel - Olive Road gives 4 options to residence and White Road only gives 2 options,

Voice vote was taken and passed 3-1.

***Note: Two bills relative to this matter will be needed for the August 6, 2001 City Council Meeting (one as recommended by the Planning Commission and one as recommended by the Planning & Zoning Committee).**

SEE Bill # (as recommended by the Planning Commission)

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

Chairman Scheidt made a motion to hold this project at Planning and Zoning until the next meeting.

Motion dies to lack of second.

III. Underground Utilities: Ordinances from Cities of Creve Coeur and Town and Country regarding underground utilities policies.

Direction needed from Committee for the City Council.

Section 26-78 worded thoroughly, Comprehensive Plan Group in the review, most pictures were of tree lines, greenery, water features, no wire above ground, worst pictures were of wire above ground, asphalt.

Councilmember Hurt made a motion for the staff and Doug Beach to create an ordinance that states all wires be underground.

Councilmember Streeter seconds the motion and passes by voice vote 4-0.

Discussion follows; distribution lines are the only ones not underground.

- IV. **Revised Request for Proposals for the Revised Zoning Ordinance Update**; Original proposals have been rejected. Revised RFP's will be presented.

Councilmember Streeter made a motion to accept the revised proposal's. Chairman Scheidt seconds the motion and passes 4-0.

Councilmember Hurt made a motion to adjourn meeting. Councilmember Durrell seconds the motion and the meeting adjourned at 6:50pm.