


MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning 

DATE: August 31, 1999

SUBJECT: Planning and Zoning Committee Meeting Summary from August 19, 1999

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:32 p.m., on Thursday, August 19, 1999, in the City Council Conference Room. In attendance were: Chair Mary Brown; Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and, Councilmember Mike Casey (Ward III). Also in attendance were: Councilmember Flachsbart (Ward I); Councilmember Dan Hurt (Ward III) – arrived later; Planning Commission Chair Dan Layton; Teresa J. Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

*To be discussed at 9/7/1999 City Council Meeting.

I. Approval of Planning and Zoning Committee Meeting Summary of August 5, 1999.

A motion to approve the meeting summary of August 5, 1999 was made by Councilmember Streeter, seconded by Councilmember Durrell, and **approved by a vote of 3 to 0 to 1, with Councilmember Casey abstaining because did not attend the August 5, 1999 committee meeting.**

A motion to move item IV next on the agenda was made by Councilmember Casey and seconded by Councilmember Streeter.

IV. Senior Residence District; this item was held by the Committee at the July 8, 1999 meeting.

Chair Brown stated that this item was sent back to the Committee by the City Council because of concerns that Councilmember Flachsbart had.

Councilmember Flachsbart stated that this proposed amendment to the Zoning Ordinance is exactly counter to what the moratorium was about. He feels that density and setbacks for Senior Residence developments should be related to the surrounding land uses.

There was general discussion by the Committee and Councilmembers, including: density; character of neighborhoods; height; setbacks; sky exposure plane (can have different ones for different districts); buffers; percent greenspace to reflect character of surroundings; different types of Senior Residence developments (nursing homes, assisted living, attached single-family units); appropriate amount of commercial; and, Comprehensive Plan designation comparisons.

A motion to direct staff to investigate density, setbacks, buffer, percent greenspace, and percent commercial was made by Councilmember Streeter, seconded by Councilmember Durrell, and approved by a vote of 4 to 0.

Note: This item will be brought back to the Committee for discussion at their September 23, 1999 meeting.

***II. P.Z. 25-1999 City of Chesterfield**; to amend Sections 1003.020 Definitions; 1003.140 "PC" Planned Commercial District; 1003.150 "PI" Planned Industrial District; 1003.168 Sign Regulations.

Planning Director Teresa Price summarized the proposed revisions to the sign regulations relative to real estate signs. Currently, real estate signs are classified in the Zoning Ordinance as temporary signs. Most planned district ordinances prohibit temporary signs.

There was general discussion by the Committee, including: "For Lease" signs on construction vehicles (allow name only, not lighted at night); perpetual "For Lease" signs; when the signs can go up (within 60 days of availability or notice from tenant that he is leaving); maintenance of signs; and, permanency of signs.

Planning Commission Chair Dan Layton advised the Committee that the Commission was comfortable with size and have no problem with these signs during construction (pre-occupancy).

A motion was made by Councilmember Streeter to amend the proposed real estate sign regulations relative to signs erected after occupancy to restrict erection of these signs to "can only go up 60 days before lease availability."

The motion was seconded by Councilmember Durrell.

There was general discussion by the Committee, including: time limit for signs; and, quality of signs.

Councilmember Streeter **withdrew his motion.**

Planning Director Teresa Price stated that the regulations for freestanding business signs for large scale developments is recommended to be added.

There was general discussion by the Committee, including: restricting these regulations to developments over 20 acres; the role of the Board of Adjustment (by ordinance can increase the total square footage by 50%, can they get involved with the exchange ratio?);

Councilmember Hurt advised the Committee that there was discussion at the Arts Commission meeting about the need for committees and commissions to have public service announcements, in the form of electronic message signs. He recommended that the Committee consider adding another section to state: If City Council deems it appropriate to put an additional 40 square feet on a large sign, the developer is required to put up electronic message board.

There was general discussion by the Committee, including: who would use these signs for public service announcements (the Chamber, the YMCA, churches, schools); and, what signs are allowed currently for "public information" (32 square feet).

A motion to amend page 6, item 2(e) to add "over 20 acres" and add "square" was made by Councilmember Streeter, seconded by Chair Brown, and approved by a vote of 4 to 0.

A motion to approve the Planning Commission recommendations to amend the Sign Regulations, as amended, was made by Councilmember Streeter, seconded by Chair Brown, and approved by a vote of 3 to 1, with Councilmember Casey voting no.

Note: Two bills relative to this matter will be needed for the September 7, 1999, 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)

III. Need for a third restaurant category in Zoning Ordinance – Councilmember Brown.

There was general discussion by the Committee on this matter.

A motion to have staff pursue the review of restaurant categories of all types was made by Councilmember Casey and seconded by Chair Brown.

V. Minimum Property Code Standards.

This matter was tabled until staff is able to complete the research and bring this to the Committee.

Councilmember Durrell advised the Committee that the Historical Commission is willing to take the Historic District Task Force and roll it into the Commission.

Note: This item will be brought back to the Committee for discussion at their September 9, 1999 meeting.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, September 9, 1999.

The meeting adjourned at 7:10 p.m.

TJP/LPGM/lpgm

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