

**SUMMARY**  
**PLANNING AND ZONING COMMITTEE MEETING**  
**September 21, 1995**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:40 p.m., on Thursday, September 21, 1995, in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Dan Hurt (Ward III); and Councilmember Mike Cullen (Ward IV). Also in attendance were Planning Commission Vice-Chairman Rick Bly; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Assistant Director of Planning.

**ITEM I.**     **Approval of Planning and Zoning Committee meeting summary of September 7, 1995.**

A motion for approval was made by Councilmember Hurt seconded by Councilmember Cullen and approved by a vote of 3 to 0.

**ITEM VI.**     **P.Z. 25-95 St. Joseph Institute for the Deaf**; amendment of an existing "C-8" Planned Commercial District Ordinance; northwest side of Clarkson Road, south of the intersection of Baxter and Clarkson Roads.

A motion for approval was made by Councilmember Cullen, seconded by Councilmember Hurt and approved by a vote of 3 to 0.

**Note:**        **A bill relative to this matter will be needed for the October 2, 1995 City Council Meeting.**

**ITEM IV.**     **P.Z. 23-95 Fahrenhorst Enterprises (All About Children)**; "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District; north side of Wild Horse Creek Road, west of the intersection of Baxter and Wild Horse Creek Roads.

**AND**

**ITEM V. P.Z. 24-95 Fahrenhorst Enterprises (All About Children)**; Conditional Use Permit (C.U.P.) in the "R-1A" 22,000 square foot Residence District; north side of Wild Horse Creek Road, west of the intersection of Baxter and Wild Horse Creek Roads.

Councilmember Cullen noted that, at the request of his fellow Councilmember, he will ask Council to exercise Power of Review relative to P.Z. 24-95.

There was discussion concerning a date for the public hearing before the Planning and Zoning Committee. Chairman Levinson noted that the public hearing could be on October 5, 1995, the next meeting date of the Committee, should Council approve a motion for review at its October 2, 1995 meeting.

Director Duepner noted that he would discuss the October 5th date with the City Attorney to verify that adequate time was provided for notification of the hearing.

An attendee in opposition to the petition indicated a problem with the date of October 5th.

A representative of the petitioner indicated a problem with the date of October 26th, which would be the subsequent Committee meeting date.

A motion was made by Councilmember Cullen for Council to **Exercise Power of Review** with a recommendation that the public hearing be held before the Planning and Zoning Committee on October 5, 1995. The motion was seconded by Chairman Levinson and **approved by a vote of 3 to 0.**

Director Duepner noted it would also be appropriate for the Committee to forward P.Z. 23-95, a request for rezoning, to the City Council.

A motion was made by Chairman Levinson to **forward** P.Z. 23-95 with a recommendation of approval.

The motion was seconded by Councilmember Cullen and approved by a vote of 3 to 0, with Councilmember Cullen noting his vote was in response to the need to forward the matter on to the Council.

**Note:** A bill will be needed relative to P.Z. 23-95 for the October 2, 1995 City Council Meeting.

The Planning Commission report on P.Z. 24-95 is to be on the October 2, 1995 Agenda, with possible action by Council to receive and file the report of the Planning Commission, should P.Z. 23-95 be approved, or a motion for Council to exercise Power of Review. A motion for Council to Exercise Power of Review must be approved by a majority vote and then P.Z. 24-95 would be referred back to the Planning and Zoning Committee for a public hearing.

**ITEM II.** **P.Z. 17-95 Sycamore Development Company (Schoettler Ridge):** "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-2" 15,000 square foot Residence District and "FPR-2" Flood Plain "R-2" Residence District; terminus of Squires Way, west of Schoettler Valley Drive.

**AND**

**ITEM III.** **P.Z. 18-95 Sycamore Development Company (Schoettler Ridge);** Planned Environment Unit (PEU) Procedure in "R-2" 15,000 square foot Residence District and "FPR-2" Flood Plain "R-2" Residence District; terminus of Squires Way, west of Schoettler Valley Drive.

Director Duepner distributed a memorandum from the Director of Public Works/City Engineer Michael Geisel outlining recommendations relative to handling of stormwater. Also distributed to Committee Members was a revised Attachment A containing as conditions the recommendations of Mr. Geisel.

There was discussion by the Committee relative to the wording of the recommended conditions concerning the handling of stormwater.

Mr. Bud Miceli, the petitioner, addressed the Committee, expressing concern about recommended Condition #6, on page 6.

The Committee discussed the intent of the wording of this condition relative to handling of water from the southern portion of the development.

Mr. Miceli suggested there may be difficulty in obtaining necessary easements to address stormwater concerns expressed by the Committee, and it may be desirable for the developer to establish an escrow account until easements are obtained.

A motion was made by Councilmember Cullen, seconded by Councilmember Hurt for approval of P.Z. 17-95. The motion was approved by a vote of 3 to 0.

**Note: Bill No. 1120 on this matter should be on the October 2, 1995 City Council Agenda.**

A motion was made by Chairman Levinson and seconded by Councilmember Hurt for approval of P.Z. 18-95, subject to conditions in revised Attachment A amended as follows: Condition 6 - There is to be no water runoff across the south property line other than from the southeast face of the detention basin; Condition 8 - The adequacy of the down stream storm sewer system shall be upgraded, verified and repaired as necessary, with special attention up to the manhole on Lot 77 of Baxter Lakes Addition II, subject to obtaining necessary easements (at no cost), as deemed by the Department of Public Works. The motion was seconded by Councilmember Hurt and approved by a vote of 3 to 0.

**Note: Bill No. 1123, with Conditions revised per the Planning and Zoning Committee should be on the October 2, 1995 City Council Agenda.**

**ITEM VII.** Correspondence from the City Attorney regarding P.Z. 24-94 City of Chesterfield Planning Commission (Procedures for Amending Zoning Ordinance).

A motion was made for approval by Chairman Levinson, seconded by Councilmember Cullen and approved by a vote of 3 to 0.

**Note:** A bill relative to this matter will be needed for the October 2, 1995 City Council Meeting.

**ITEM IX.** Review of City of Chesterfield Comprehensive Plan regarding Highway 40 Corridor.

There was discussion relative to Valley signage.

Director Duepner noted that the recent Comprehensive Plan policy adopted by the Planning Commission was broad enough relative to consideration of signage, noting that the individual use's need for identity and visibility are to be recognized.

Planning Commission Vice-Chairman Rick Bly noted that he believes the Valley differs from the other areas of the Corridor.

Chairman Levinson asked if the Planning Commission would review the matter if there is need for clarification. Councilmember Cullen commented that it would appear a distinction in the area is understood.

**ITEM VIII.** Proposed 1996 Department of Planning Budget Goals.

A motion was made by Councilmember Hurt and seconded by Councilmember Cullen for approval. The motion was approved by a vote of 3 to 0.

Councilmember Cullen requested the Department respond back in terms of short-term and long-term goals at the next meeting. Short term goals may be within the next six (6) months.

The meeting adjourned at 6:33 p.m.

[PZC-SUM.921]