

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: October 16, 2006

SUBJECT: Planning & Zoning Committee Special Meeting Summary
October 16, 2006

A Special Meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Monday, October 16, 2006 in Conference Room 101.

In attendance were: **Chair Mary Brown** (Ward IV); **Councilmember Barry Streeter** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were Councilmember Jane Durrell, Ward I; Maurice L. Hirsch, Jr., Planning Commission Chair; Teresa Price, Director of Planning; and Mary Ann Madden, Planning Assistant.

Chair Brown called the meeting to order at 7:34 a.m.

I. INTERVIEW OF PROSPECTIVE PLANNING COMMISSIONER

Chair Brown announced that the Committee would be interviewing Gene Schenberg for Planning Commissioner as nominated by Mayor Nations.

Mr. Schenberg expressed his position on the following issues raised by the Committee members:

Background

As a Chesterfield resident, he attends City Council meetings on a periodic basis. He serves on the CCDC and CDAC.

He grew up in St. Louis, lived in Fort Worth, Texas for 14 years before moving back to St. Louis six years ago to raise his family. He has served as a neighborhood Trustee in Chesterfield for the past six years, serving as President for four years.

He has a minor in Architecture with a major in Computer Science and Business Administration.

General Philosophy on Future of Chesterfield

He noted that there is still a lot of growth to occur in Chesterfield – such as the new Towne Center behind Chesterfield Mall.

He would be willing to work with City Council on any “stalemates” between Council and Planning Commission.

Tear-Downs

He is not yet knowledgeable on the rules of tear-downs and rebuilding. He feels that, in some circumstances, re-building is better for a neighborhood as opposed to just an add-on.

Chair Brown stated that the City just recently passed an ordinance relative to tear-downs. The next Planning Commission agenda will include a review of a proposed tear-down.

As a neighborhood Trustee in Texas, he witnessed a tear-down and saw how Council decisions could negatively affect a neighborhood. Because of this experience, he feels he is sensitive to both sides of the issue.

He feels that when someone chooses to buy property in Chesterfield with the intention of tearing down and rebuilding, he needs to research the matter to learn what is and isn't allowed before purchasing.

Do you have any interests, any properties, or investments in Chesterfield?

Mr. Schenberg responded that the only property he owns in Chesterfield is his home and he is interested in maintaining its highest value.

Why would you like to serve on the Planning Commission?

Mr. Schenberg replied that because of the development cycle in Chesterfield, he wants to be more involved than his current involvement allows through CCDC and CDAC.

Why did you choose a minor in Architecture?

Mr. Schenberg stated that he explored the idea of a career in Architecture but realized in college that if he wasn't in the top percentile, he wouldn't be able to support the type of lifestyle he wanted. He used this background while working on computers and housing and interior designs.

How does your background qualify you to serve on the Planning Commission?

Considering his background of engineering technical computers, Mr. Schenberg feels that his thinking is both rationale and logical. He has written and read a lot of contracts and feels he has the ability to pull out the pertinent information from a legal document.

He spent two years developing and marketing his own product, which has been distributed through Wal-Mart and Linens n Things.

Time Commitment

Mr. Schenberg indicated that he would be willing, and able, to put in the necessary time commitments to serve on the Planning Commission. As a neighborhood Trustee for the past six years, he has never missed a Trustee meeting.

He noted that one week per quarter, he would have to be out of the country for business reasons.

Response to Residents during Public Hearings

As a Planning Commissioner, he would view issues from the perspective of how they would affect the majority of the residents as opposed to just a few individuals. He does not feel that he would be non-compassionate to those expressing objections, but doesn't feel that people's emotions would sway him in making the appropriate decision for the benefit of the City.

Committee Membership

Since Mr. Schenberg is currently serving on MIS and CCDS, the City Attorney will be contacted to determine if there are any conflicts with him serving on these, along with the Planning Commission. If this is not allowed, Mr. Schenberg indicated he would resign from them in order to serve on the Planning Commission.

Does your company have any interest in the City as far as investments - or any interest in moving into Chesterfield?

Mr. Schenberg stated that his company is based in The Netherlands. At some point, the company may expand into the St. Louis area. Areas under consideration may be in Chesterfield or on Route 66 since the company's name is ROUTE 66 Business Solutions. If in Chesterfield, he would consider an RBU.

(Councilmembers Hurt and Streeter left the meeting at 8:15 a.m.)

Comments from Councilmember Jane Durrell

Councilmember Durrell stated that she has found Mr. Schenberg, as he operates on Committees, to be logical, intelligent, diplomatic, thorough, and kind in his approach.

II. PLANNING COMMISSION TERMS

It was noted that a number of Planning Commissioners' terms, from the same Wards, expire simultaneously. It was suggested that the City Attorney be contacted to determine if, and how, the terms could be staggered.

III. ADJOURNMENT

The meeting adjourned at 8:25 a.m.