

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: December 4, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from November 30, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, November 30, 2000, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember John Nations (Ward II) and Councilmember Mary Brown (Ward IV). Also in attendance were: Planning Commission Chair Fred Broemmer; Teresa Price, Director of Planning; Matt Brandmeyer, Project Planner; John Wagner, Project Planner and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 1/2/2001 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of November 9, 2000.

Councilmember Nations made a motion to approve the Meeting Summary of November 9, 2000. The motion was seconded by Councilmember Durrell and **passes by a vote of 4 to 0.**

***II. P.Z. 34-2000 Insituform Technologies;** a request for a change of zoning from a "M-3" Planned Industrial District to a "P-I" Planned Industrial District for 4.652 acres of land located north of Edison Avenue and west of Cepi Drive. (Locator Numbers 17V24-0274 and 17V24-0296).

Project Planner Matt Brandmeyer gave an overview of this petition. Mr. Brandmeyer stated that **P.Z. 34-2000 Insituform Technologies** was passed by the Planning Commission by a vote of 9 to 0, subject to conditions in Attachment A.

General discussion followed concerning lighting, parking as noted on the plan and green space.

Councilmember Brown made a motion to approve **P.Z. 34-2000 Insituform Technologies**. The motion was seconded by Councilmember Nations.

Councilmember Brown made an amendment to the motion that page 9 of Attachment A., 9. Lighting Requirements, will add, "The average foot candle level must be eight (8) or less and the lighting fixtures for the parking lot must have flat lenses." The amendment to the motion was seconded by Councilmember Nations and **passes by a voice vote of 4 to 0.**

The motion, as amended, **passes by a voice vote of 4 to 0.**

Note: Two bills relative to this matter will be needed for the January 2, 2001 City Council Meeting (one is recommended by the Planning Commission and one is recommended by the Planning and Zoning Committee.)

See Bill # (as recommended by the Planning Commission)

See Bill # (as recommended by the Planning and Zoning Committee)

III. P.Z. 18-2000 Terra Investments, L.L.C.; a request for rezoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 24.997 acre tract of land located on the north side of Chesterfield Airport Road east of Spirit Drive (Locator Numbers: 17V62-0049, 17V62-0050, 17V62-0072).

Director of Planning Teresa Price stated that the petitioner has asked that **P.Z. 18-2000 Terra Investments, L.L.C.** be held. Ms. Price stated that the petitioner has requested new uses and to have one (1) building and enlarge the square footage on the north side.

The petitioner was not present at the meeting.

Chair Hurt complimented Staff on the comparison chart they provided the Planning and Zoning Committee on the uses being requested for the surrounding developments.

General discussion followed concerning the uses and building size.

Councilmember Nations made a motion to hold **P.Z. 18-2000 Terra Investments, L.L.C.** until the next meeting on December 7, 2000. The motion was seconded by Councilmember Brown and passes by a voice vote of 4 to 0.

***II. Westchester House C.U.P. Amendment**; an amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 23 for the Westchester House Nursing Home and Independent Living Facility located on White Road, south of Olive Boulevard.

Project Planner John Wagner gave an overview of **Westchester House C.U.P. Amendment**. Mr. Wagner stated that the Planning Commission had passed this C.U.P. amendment by a vote of 9 to 0 with the condition that the trash enclosure be constructed of brick instead of cedar, as was previously indicated on the site plan.

General discussion followed concerning construction access.

Councilmember Durrell made a motion to receive and file **Westchester House C.U.P. Amendment**. The motion was seconded by Councilmember Nations and passes by a voice vote of 4 to 0.

Note: Motion to Receive and File.

- V. **Violation Letter** – Councilmember Durrell has concerns about the direct nature of the violation letter used by the Department of Planning. She will be presenting alternatives to the Committee for their review.
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Councilmember Durrell presented the Committee with copies of letters she had prepared concerning possible changes to the current violation letters used by Staff.

General discussion followed concerning sending the letters certified and pushing back the response time allowed the resident in violation.

Ms. Price stated that she would review the letters before the January Committee meeting and consult with City Attorney Doug Beach.

Councilmember Durrell made a motion to address the violation letters in January after receiving feedback from Staff. The motion was seconded by Councilmember Brown and passes by a voice vote of 4 to 0.

- VI. **Revised 2001 Planning and Zoning Committee Meeting Agenda**

Councilmember Durrell made a motion to approve the **Revised 2001 Planning and Zoning Committee Meeting Agenda.** The motion was seconded by Councilmember Brown and passes by a voice vote of 4 to 0.

- VII. **The placement of underground utility wires.** Councilmember Hurt has requested this item be placed on the agenda.

There was general discussion concerning the possibility of placing utility wires underground and what the City Staff may be able to do.

Chair Hurt made a motion to direct City Staff to find a way to place utility wires underground and return to the Planning and Zoning Committee meeting in January with feedback. The motion was seconded by Councilmember Nations and passes by a voice vote of 4 to 0.

- VIII. **Vacation of Petzold.** The City of Chesterfield has received numerous complaints of dead trees on a private road easement, Petzold. Douglas R. Beach, City Attorney has reviewed this private road issue and his opinion is being forwarded to the Committee.

Director of Planning Price gave an overview of this. It cannot be determined who owns the property. It is the opinion of City Attorney Beach to vacate Petzold Road and give parts the property to the homeowners.

General discussion followed concerning possible ways to get rid of the dead trees and homeowners not wanting the road because it is asphalt.

Ms. Price stated that she needs a recommendation from the Planning and Zoning Committee for Staff to work with City Attorney Beach to resolve the issue.

~~Councilmember Nations~~ made a motion to direct Staff to work with City Attorney Beach to determine the options concerning vacating Petzold Road. The motion was seconded by Councilmember Durrell **and passes by a voice vote of 4 to 0.**

The meeting adjourned at 6:42 p.m.

TJP/kl
