

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: February 9, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from February 8, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, February 8, 2001, 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 Vice Chair David Banks; Project Planner Paul DeLuca; Project Planner John Wagner; Teresa Price, Director of Planning; and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 2/21/2001 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 January 18, 2001.

Councilmember Nations made a motion to approve the Meeting Summary of January 18, 2001. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

Approval of the Meeting Summary for the Landmarks Preservation Ordinance Public Hearing.

Councilmember Nations made a motion to approve the Meeting Summary for the Landmarks Preservation Ordinance Public Hearing. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Councilmember Durrell made a motion to direct Staff to send a copy of the Meeting Summary for the Landmarks Preservation Ordinance Public Hearing to members of the Historical Commission. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

Councilmember Durrell made an amendment to the motion to also send the Meeting Summary to Ms. Jo Ann Radetic, Certified Local Government Coordinator, Missouri Department of Natural Resources in Jefferson City, Missouri. Councilmember Brown accepted the amendment to the motion and the amendment to the motion **passes by a voice vote of 4 to 0.**

IV. P.Z. 39-2000 Boones Crossing Golf Center: a request for a change of zoning from an "M-3" Planned Industrial District to "PC" Planned Commercial District for a 29.07 acre tract of land located on North Outer 40 Road, west of Long Road. (Locator Number 17V 63 0059)

Project Planner Paul DeLuca gave an overview of this petition and stated that the Planning

Commission approved this petition by a vote of 5 to 0.

General discussion followed concerning seepage berms.

Councilmember Nations made a motion to approve **P.Z. 39-2000 Boones Crossing Golf Center**. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the February 21, 2001 City Council Meeting.
SEE Bill #**

- II. **P.Z. 36-2000 City of Chesterfield Planning Commission**; a proposal to amend the City of Chesterfield Subdivision Ordinance to require wider sidewalks on high-volume streets and adjacent to obstructions and to require installation of conduits for future water or electric service and telecommunication service.

Project Planner John Wagner gave an overview of this petition and stated that Planning Commission approved this petition by a vote of 5 to 0. Mr. Wagner stated that Staff has not received any comments from the Home Builders Association (HBA) concerning this petition.

General discussion followed concerning how it would be determined where the wider sidewalks would be and if this amendment would be retroactive for sidewalks being replaced or repaired.

Councilmember Brown made a motion to approve **P.Z. 36-2000 City of Chesterfield Planning Commission**. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the February 21, 2001 City Council Meeting.
SEE Bill #**

- III. **P.Z. 37-2000 City of Chesterfield Planning Commission**; a proposal to amend the City of Chesterfield Zoning Ordinance to require verification of meeting with residents prior to public hearing and to require perspectives and/or 3-D models with rezoning petitions when needed and to require installation of conduit for future telecommunication service.

Project Planner John Wagner gave an overview of this petition and stated that the Planning Commission approved this petition by a vote of 5 to 0.

General discussion followed concerning 3-D models and the relationship of adjacent properties.

Councilmember Nations made a motion to delete the word 'meeting' and replace with the word 'above' in Section 1. (4) of the Ordinance. The motion was seconded by Councilmember Brown

and **passes** by a voice vote of 4 to 0.

- (4) The petitioner shall be required to meet or make a sincere attempt to meet with adjacent property owners at least seven (7) days prior to the Public Hearing concerning the petition. Verification of the ~~meeting~~ **above** shall be provided to the Planning Department prior to the Public Hearing.

Councilmember Durrell made a motion to approve Section 1. (5) of the Ordinance with the following: (additions in bold)

- (5) The Planning Commission may require perspectives and/or 3-D models **which may include other properties** for rezoning petitions if:

The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

Councilmember Nations made a motion to end Section 1. (5), (a), (b), (c) with ‘; or.’ The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

- (a) The petition is adjacent to residential developments; **or**
- (b) The petitioned site has a grade differential of 3:1 or more; **or**
- (c) The proposed development contains multiple buildings; **or**
- (d) Necessary to better understand the proposed development.

Councilmember Nations made a motion to approve **P.Z. 37-2000 City of Chesterfield Planning Commission**, as amended. The motion, as amended, was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

Note: Two bills relative to this matter will be needed for the February 21, 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)

V. Pending Projects/Departmental Update -

Ms. Price stated that a Planning Technician has been hired and work on the Maintenance Code will be a priority.

Councilmember Durrell made a motion to adjourn the meeting. The motion was seconded by Chair Hurt and the meeting adjourned at 6:27 p.m.

