

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: November 30, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from November 29, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, November 29, 2001, in the City Council Conference Room. In attendance were: Chair Charlie Scheidt (Ward IV); Vice Chair Dan Hurt (Ward III); Councilmember Barry Streeter (Ward II); and Councilmember Jane Durrell (Ward I). Also in attendance were: Mayor John Nations; Planning Commission Chair David Banks; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Planning Technician Tim Renaud and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at the 1/7/2002 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of October 18, 2001.

Councilmember Streeter made a motion to approve the Meeting Summary of October 18, 2001. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3-0.** (Councilmember Hurt was absent for this portion of the meeting.)

Councilmember Hurt arrived at the meeting at 5:35 p.m.

***II. P.Z. 43-1999 SSM Women's Health Care Central Region; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)**

Senior Planner Barbara Weigel gave an overview of the rezoning for **P.Z. 43-1999 SSM Women's Health Care Central Region**. **P.Z. 43-1999 SSM Women's Health Care Central Region** was approved by the Planning Commission by a vote of 9 to 0 subject to the conditions in Attachment A.

General discussion followed concerning setbacks, PC Planned Commercial standards, comparison to the original hospital proposal, signage and access.

Councilmember Hurt asked Staff to have comparisons available for City Council which would include: total square footage, maximum square footage per building (then and now), access points and curb cuts, number of buildings, landscaping and detention area, building height (stories) and setbacks along critical areas.

Councilmember Hurt made a motion for two (2) accesses on the outer road, cross-access to the Sachs property and one (1) access on the Parkway. The motion was seconded by Councilmember Streeter.

General discussion followed concerning access, acceleration/deceleration lanes and signalized lights.

Councilmember Hurt withdrew his motion.

Staff was directed to review access with the City of Chesterfield's Department of Public Works.

Councilmember Durrell made a motion to approve and forward to City Council **P.Z. 43-1999 SSM Women's Health Care Central Region**. The motion was seconded by Chair Scheidt and **passes by a voice vote of 4 to 0**.

***Note: One bill, as recommended by the Planning Commission, will be needed for the January 7, 2002 City Council Meeting for P.Z. 43-1999 SSM Women's Health Care Central Region.
SEE Bill #**

III. Property Maintenance Code

Planning Technician Tim Renaud gave an overview of the Property Maintenance Code.

General discussion followed concerning amending Ordinance #385, enforcing the Property Maintenance Code when homes change ownership, incorporating part of the Property Maintenance Code (gutters, screens and painting) into Ordinance #385, holding the Property Maintenance Code until a future time and requiring a majority of the trustees of a subdivision to initiate the process.

Councilmember Streeter made a motion to deny the Property Maintenance Code. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 1**. (Councilmember Hurt voted nay.)

IV. Subdivision Plat Exemption for the Monarch Chesterfield Levee District

Director of Planning Teresa Price gave an overview of the request for subdivision plat exemptions for the Monarch Chesterfield Levee District versus the variance procedure. Ms. Price stated that City Attorney Doug Beach agreed with the variance procedure instead of granting the exemption to the Monarch Chesterfield Levee District is such a large landholder.

Councilmember Hurt made a motion to require the Monarch Chesterfield Levee District to follow the variance procedure and not be granted overall exemption. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4 to 0**.

V. Approval of the 2002 Planning and Zoning Committee Calendar

Councilmember Hurt made a motion to approve the 2002 Planning and Zoning Committee Calendar. The motion was seconded by Councilmember Streeter and **passes** by a voice vote of 4 to 0.

VI. Status of the Zoning Ordinance Update

Ms. Price stated that the Department of Planning has received ten (10) proposals for the Zoning Ordinance update and that this number will be narrowed down to three (3) companies to be interviewed.

Ms. Price stated that a member of the Planning and Zoning Committee is needed to assist Ms. Price, City Administrator Michael Herring, City Attorney Doug Beach and Senior Planner Barbara Weigel in the selection process. The Committee agreed Chair Scheidt will be the representative from the Planning and Zoning Committee. Ms. Price stated that the recommendation will come to the Planning and Zoning Committee prior to City Council.

The meeting adjourned at 6:30 p.m.

TJP/kl