

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: November 21, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from November 20, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Wednesday, November 20, 2002, in Conference Rooms 102 and 103. In attendance were: Chair Dan Hurt (Ward III); Vice Chair Barry Streeter (Ward II); Councilmember Jane Durrell (Ward I); and Councilmember Mary Brown (Ward IV). Also in attendance were: Director of Planning Teresa Price; Planning Technician Tim Renaud; and Kathy Lone, Planning Assistant.

No items will be forwarded to the December 2, 2002 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 7, 2002.

Councilmember Streeter made a motion to approve the Meeting Summary of November 7, 2002. The motion was seconded by Councilmember Durrell **and passes by a voice vote of 4 to 0.**

II. Update on Home Occupation Ordinance Issues

Chair Hurt stated that the Committee had received the legal opinion of City Attorney Doug Beach concerning the Home Occupation Ordinance. Chair Hurt stated that according to the legal opinion, based upon the current status of the Ordinance in the City of Chesterfield and based also on the fact that the Ordinance was changed from what would be considered more restrictive to a less restrictive wording, that the chiropractic office for Dr. John Golden would be allowed.

Chair Hurt stated that the legal opinion also stated that there are items that may need to be reviewed, such as the possible change in the fire rating of the structure, no structural alterations would be permitted, no demand for parking beyond that which is normal to the neighborhood, and the business may not occupy more than 25% of the gross floor area of the dwelling.

General discussion followed concerning the above items, including the basement square footage in the total home square footage calculations, types of home businesses, customer parking, bed and breakfast establishments and keeping the neighborhood residential.

Chair Hurt made a motion to direct Staff to work with the Planning Commission on amending the Home Occupation Ordinance to address the intensity of home occupations; i.e., number of customers, major equipment and parking. The motion was seconded by Councilmember Durrell **and passes by a voice vote of 4 to 0.**

Chair Hurt made a motion to direct Staff to investigate Mr. Beach's concerns regarding Dr. John Golden's chiropractic practice in his home to make sure he adheres to the City license contract and report back to the Committee at the January meeting. The motion was seconded by Councilmember Streeter **and passes by a voice vote of 4 to 0.**

Chair Hurt directed Staff to make sure that all City and County permits were in place for Dr. Golden and also to make sure that Staff answer all of Mr. Beach's questions in their response to the Committee in January.

The meeting adjourned at 5:56 p.m.

TP/kl

