

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
November 9, 1995

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:31 p.m., on Thursday, November 9, 1995, in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); and Councilmember Dan Hurt (Ward III). Also in attendance were Councilmember Linda Tilley (Ward IV); Planning Commission Chairman Michael Casey; Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and Toni Hunt, Planner I.

ITEM I. **Approval of Planning and Zoning Committee meeting summary of October 26, 1995.**

A motion for approval was made by Councilmember Flachsbart seconded by Councilmember Hurt and approved by a vote of 3 to 0.

ITEM II. **P.C. 75-67 Chesed Shel Emeth; Amendment of Conditional Use Permit in "NU" Non-Urban District; east side of White Road, south of Olive Boulevard.**

Director Duepner summarized the recommendation of the Planning Commission for approval of the requested Amendment.

There was discussion by the Committee relative to the intent of the Planning Commission's Condition.

A motion was made by Councilmember Flachsbart, seconded by Councilmember Hurt that the matter be referred back to the Planning Commission for clarification of the wording in the proposed Amendment relative to setbacks, and that upon action by the Commission, the matter be referred directly to City Council for the Meeting on November 20, 1995. The motion was approved by a vote of 3 to 0.

Note: Pending action by the Planning Commission on November 13, 1995, this matter will be on the City Council agenda for November 20, 1995. Possible action by the Council would be to receive and file the Commission report or exercise the power of review.

ITEM III. **P.Z. 24-95 Fahrenheit Enterprises (All About Children); Conditional Use Permit (C.U.P.) in the "R-1A" 22,000 square foot Residence District; north side of Wild Horse Creek Road, west of the intersection of Baxter and Wild Horse Creek Roads.**

Director Duepner noted this matter had been the subject of a public hearing before the Planning and Zoning Committee on October 26, 1995.

Chairman Levinson recognized the petitioner, James Fahrenhorst, who indicated they now propose a building with a maximum floor area of 4500 square feet, and overall site coverage of .34.

There was discussion relative to the site plan, proposed building size and site coverage.

Councilmember Tilley addressed the Committee, noting concerns about area requirements, traffic concerns on Wild Horse Creek Road, rural setting along Wildhorse Creek Road, proposed parking which would be visible from Wild Horse Creek Road, that the development would be not in keeping with good planning practice and detrimental to planned and permitted uses in the area, and the precedent established by approval of the request.

There was discussion by the Committee relative to the appearance of the structure.

Councilmember Flachsbart addressed concerns relative to traffic, site coverage and the impact on the area and potential precedent.

A motion was made by Councilmember Hurt for **approval**, subject to a maximum building area of 4500 square feet, a maximum of 105 children, and a site coverage ratio not to exceed .34. The motion was seconded by Councilmember Levinson and **approved by a vote of 2 to 1**, with Councilmember Flachsbart voting no.

Note: Bill No. 1145 concerning rezoning of the subject site (P.Z. 23-95) should be brought forward for action. As Council has exercised review of the requested Conditional Use Permit (P.Z. 24-95), a Resolution is needed for the November 20, 1995 City Council meeting.

ITEM IV. **P.Z. 29-95 City of Chesterfield Planning Commission**; a proposal to amend Sections 1003.020 Definitions; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP," "PS," "NU," and all "R" Districts; 1003.168B Sign Regulations for all "C," "M," and "MXD" Districts; 1003.168C Subdivision Information Signs; and 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations.

Director Duepner summarized the recommendation of the Planning Commission.

Councilmember Flachsbart commended the Planning Commission for their thoughtfulness and effort in this matter.

A motion for **approval** was made by Councilmember Flachsbart, seconded by Councilmember Hurt and **approved by a vote of 3 to 0**.

ITEM V. Memorandum from the Director of Planning regarding 1996 Schedule for Planning and Zoning Committee Meetings.

There was discussion relative to meeting dates. The Committee decided to have this item brought back at the next meeting when all members of the Committee would be in attendance. There was also discussion relative to the meeting scheduled for November 22nd. It was noted that if no items were forthcoming from the Planning Commission, the meeting should be cancelled.

ADD ON #1 Revision of the Zoning and Subdivision Regulations.

Director Duepner summarized his meeting with the consultant, Lane Kendig, and noted that Mr. Kendig and he had gone through a complete draft, and Mr. Kendig will forward a draft to the City shortly.

Questions posed to the Committee from Director Duepner were the effort to continue the revisions of the Zoning and Subdivision Regulations, membership on the Steering Committee, and the effort to bring the Committee back on track and up to speed on the matter.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Hurt that the effort for revision of the Zoning and Subdivision Regulations should continue. The motion was approved by a vote of 3 to 0.

Relative to membership on the Steering Committee, it was noted that the citizen members may need to be replaced and the Councilmembers from Wards I, II and III should be contacted on that matter. It was also agreed that Director Duepner should attempt to bring the Committee back on track and up to speed as soon as possible, and trips by Mr. Kendig should be held for later in the process when they will be needed.

The meeting adjourned at 6:55 p.m.

[PZC-SUM.N09]