

MEMORANDUM

I.

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning 

DATE: October 19 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from October 18, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, October 18, 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; Councilmember Bruce Geiger (Ward II); Councilmember Mary Brown (Ward IV); City Administrator Michael Herring; Planning Commission Chair David Banks; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Project Planner John Wagner and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at the 11/5/2001 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 4, 2001.

Councilmember Durrell made a motion to approve the Meeting Summary of October 4, 2001. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4-0.**

***V. Traffic Signal at Baxter Road and Ascension Drive**

Director of Planning Teresa Price gave an overview of the request for a traffic signal at Baxter Road and Ascension Drive and stated that this item is back on the agenda for a vote to forward to City Council.

General discussion followed concerning a vehicular light versus a pedestrian light, a mid-block light, signal timing, cost of the signal, necessity of a signal, requirement of a signal in the ordinance and movement lights.

Councilmember Durrell made a motion to forward to City Council the recommendation of a traffic signal at Baxter Road and Ascension Drive. The motion dies due to the lack of a second.

There were speakers both opposing and supporting a traffic signal.

General discussion followed concerning the future interchange at Highway 40 and Baxter Road and signal timing with the entrance gates at the Villas of Chesterfield Bluffs.

Councilmember Streeter made a motion to require a full traffic signal at Baxter Road and Ascension Drive but requests that Staff provide information at City Council from the Director of Public Works and Police Chief on if they think there would be a problem with having a traffic light at a gated community entrance. The motion was seconded by Councilmember Durrell and **passes by a roll call vote of 4 to 0.**

Committee also requested Staff to contact St. Louis County about whether the signal could be placed on flash.

Vice Chairman Hurt and Councilmember Streeter stated that they might change their vote at City Council depending on the findings of the requested information.

- *II. P.Z. 21-2001 Delmar Gardens**; a request for a change of zoning from an "NU" Non-Urban District to a "PC" Planned Commercial District for 8.5 acres of land located on the north side of North Outer Forty Road, east of Delmar Gardens. (Locator Numbers: 18S-32-0039 and parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095).

AND

- *III. P.Z. 22-2001 Delmar Gardens**; a request for a change of zoning from an "NU" Non-Urban District to a "R3" 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Numbers: parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095).

AND

- *IV. P.Z. 23-2001 Delmar Gardens**; a request for a Planned Environment Unit in an "R3" 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Numbers: parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095).

Mr. John King, attorney, gave an overview of P.Z. 21-2001 Delmar Gardens, P.Z. 22-2001 Delmar Gardens and P.Z. 23-2001 Delmar Gardens. P.Z. 21-2000 Delmar Gardens was approved by the Planning Commission, with a condition, by a vote of 6 to 0. P.Z. 22-2001 Delmar Gardens and P.Z. 23-2001 Delmar Gardens were approved by the Planning Commission by a vote of 6 to 0.

General discussion followed concerning curb cuts, shared and cross accesses, a landscaped median for the gated community, tree preservation, a retaining wall between the residential and commercial developments, the green space percentage for the proposed commercial development and moving the garages farther back in the residential development.

Councilmember Streeter left the meeting at 6:43 p.m.

Councilmember Durrell made a motion to approve and forward to City Council **P.Z. 21-2001 Delmar Gardens**. The motion was seconded by Chair Scheidt and **passes** by a voice vote of 3 to 0. (Councilmember Streeter was absent for the vote.)

***Note: One bill, as recommended by the Planning Commission, will be needed for the November 5, 2001 City Council Meeting for P.Z. 21-2001 Delmar Gardens.
SEE Bill #**

Councilmember Hurt made a motion to approve and forward to City Council **P.Z. 22-2001 Delmar Gardens** and **P.Z. 23-2001 Delmar Gardens**. The motion was seconded by Chair Scheidt and **passes** by a voice vote of 3 to 0. (Councilmember Streeter was absent for the vote.)

***Note: Two bills, as recommended by the Planning Commission, will be needed for the November 5, 2001 City Council Meeting for P.Z. 22-2001 Delmar Gardens and P.Z. 23-2001 Delmar Gardens.
SEE Bill # (P.Z. 22-2001 Delmar Gardens)
SEE Bill # (P.Z. 23-2001 Delmar Gardens)**

Chair Scheidt called a recess at 6:52 p.m. and the meeting reconvened at 7:03 p.m.

***VIII. Census 2000 - Proposed City Council Ward Redistricting**

City Administrator Michael Herring gave an overview of the redistricting for the City. Mr. Herring stated that the redistricting was required following the 2000 Census. Mr. Herring also stated that the new ward percentages reflect all developments built or under construction but not all may be occupied and that City Attorney Doug Beach has confirmed that the redistricting meets all state and federal requirements.

Councilmember Streeter returned to the meeting at 7:05 p.m.

Councilmember Hurt recommended that Ward III stop at Clarkson Road and place the Forest Meadows Subdivision and the commercial development in Ward IV.

Councilmember Hurt made a motion to place the Forest Meadows Subdivision and the commercial development in Ward IV. The motion was seconded by Chair Scheidt and **passes** by a voice vote of 4 to 0.

General discussion followed concerning ward percentages, population, adding or subtracting subdivisions to various wards and challenging the redistricting.

Councilmember Streeter made a motion to approve and forward to City Council the recommendation to accept the redistricting and to stop Ward III at Clarkson Road and place Forest Meadows Subdivision and the commercial development in Ward IV. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

Mr. Herring stated that he would have a new map prepared with the changes.

***Note: One bill, as recommended by the Planning and Zoning Committee, will be needed for the November 5, 2001 City Council Meeting.
SEE Bill #**

***VI. Property Maintenance Codes**

Director of Planning Teresa Price gave an overview of the final version of the Minimum Standards for the Maintenance of Residential and Non-Residential Property within the City of Chesterfield.

Councilmember Hurt made a motion to approve and recommend to City Council the Minimum Standards for the Maintenance of Residential and Non-Residential Property within the City of Chesterfield. The motion was seconded by Councilmember Durrell.

General discussion followed concerning the number of days to respond to first offenses.

Councilmember Durrell made an amendment to the motion to reword the last sentence of Section 6, (e) on page 7 to read: "The notice shall specify the number of days in which the violation shall be removed or abated, which time shall not be less than three (3) days nor more than ten (10) **ninety (90)** days, except in emergency cases." The amendment to the motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

Councilmember Durrell made an amendment to the motion for the following change to page 5, Section 4. Notice to Abate, b., "**(5) The person receiving said notice shall contact the City of Chesterfield.**" The amendment to the motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

General discussion followed concerning cracked windows, subdivision indentures and residents on fixed incomes.

Councilmember Durrell made an amendment to the motion for the following change to page 4, Section 3. Minimum Exterior Standards, F): "Windows, Doors and Screens. Every window and door shall be substantially tight and shall be kept in good condition and repair. Every window shall be fully supplied with panes or a rigid, translucent substitute. ~~that is free of cracks or holes.~~ Such panes shall fit reasonably tight within the frames and shall be kept in good repair. Screens, if installed, shall be kept in good repair." The amendment to the motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

Councilmember Hurt directed Staff to review with City Attorney Beach the appeal process if the resident does not agree with the decision.

Councilmember Durrell made an amendment to the motion that the non-residential ordinance conform with the residential ordinance. The amendment to the motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

Councilmember Hurt made a motion to forward the amended Minimum Standards for the Maintenance of Residential and Non-Residential Property within the City of Chesterfield to City Council. The motion was seconded by Chair Scheidt and **has a voice vote of 2 to 2.** (Councilmember Durrell and Councilmember Streeter voted nay.)

Councilmember Hurt made a motion to forward the amended Minimum Standards for the Maintenance of Residential and Non-Residential Property within the City of Chesterfield to City Council without a recommendation. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 1.** (Councilmember Streeter voted nay.)

***Note: Two bills, as recommended by the Planning and Zoning Committee, will be needed for the November 5, 2001 City Council Meeting for Non-Residential and Residential Home Maintenance Codes**

SEE Bill #	(Minimum Standards for the Maintenance of Residential Property)
SEE Bill #	(Minimum Standards for the Maintenance of Non-Residential Property)

VII. Subdivision Plat Exemption for the Monarch Chesterfield Levee District

Director of Planning Teresa Price stated that the Monarch Chesterfield Levee District is requesting exemption from the subdivision ordinance. Ms. Price explained the Chesterfield Levee District is a major landholder in the Valley. Ms. Price stated that the Director of Planning has the authority to grant and exempt variances from the subdivision ordinance.

Chair Scheidt left the meeting at 7:50 p.m. and returned at 7:53 p.m.

Councilmember Streeter made a motion to direct Staff to get an opinion from City Attorney Doug Beach. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

IX. Pending Projects/Departmental Update –

Ms. Price stated that the November 8, 2001 Planning and Zoning Committee meeting would be cancelled.

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The meeting adjourned at 7:55 p.m.

TJP/kl