

SUMMARY
PLANNING AND ZONING COMMITTEE PUBLIC HEARING
September 7, 1995

A Public Hearing was held regarding **P.Z. 20 & 21-95 Premier Development Corporation (Windridge Estates)** by the Planning and Zoning Committee of the Chesterfield City Council at 6:05 p.m., on Thursday, September 7, 1995, in the City Council Chambers. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Mike Cullen (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Linda Tilley (Ward IV); Michael G. Herring, City Administrator; Rick Bly, Planning Commission Vice-Chairman; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Assistant Director of Planning.

Mr. Ed Griesedieck spoke on behalf of the petitioner and presented the proposal to the Committee. Mr. Griesedieck addressed the proposed size of lots, particularly those along the southern property line and adjoining Wild Horse Creek Road.

There were questions by the Committee relative to the size of lots along Wild Horse Creek Road and the proposed setbacks internal to the development.

SPEAKERS - NEUTRAL

1. Ms. Elizabeth Elsaesser, 1144 Deep Forest Drive, addressing access to Deep Forest Drive.
2. Dr. Theodosios Korakianitis, 27 Chesterfield Lakes, addressing proposed lot sizes along Wild Horse Creek Road and comments from the Rockwood School District.
3. Mr. William H. Weishaar, 17259 Wild Horse Creek Road, addressing stormwater and detention.

SPEAKERS IN OPPOSITION:

1. Mr. Peter Elsaesser, 1144 Deep Forest Drive, addressing stormwater concerns and access to Deep Forest Drive.

2. Ms. Micaela Kennedy, 1122 Deep Forest Drive, addressing the proximity of a stable to the south, need for a disclosure statement for future purchasers, Deep Forest Drive access, and an overseer for the development.
3. Mr. Murray Fishman, 1122 Deep Forest Drive, addressing stormwater concerns.

Mr. Ed Griesedieck addressed the Committee in rebuttal to the speakers in opposition.

There was discussion by Committee Members relative to the standards for stormwater control, the appropriateness of a twenty-five percent (25%) reduction in stormwater discharge rate. There was also discussion relative to the access at Deep Forest Drive.

The hearing adjourned at 7:11 p.m.

[PZC-PH.907]

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
September 7, 1995

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:31 p.m., on Thursday, September 7, 1995, in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Mike Cullen (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Linda Tilley (Ward IV); Michael G. Herring, City Administrator; Rick Bly, Vice Chairman of City of Chesterfield Planning Commission; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Assistant Director of Planning.

ITEM I. **Approval of Planning and Zoning Committee meeting summary of August 10, 1995.**

A motion for approval was made by Councilmember Cullen, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

ITEM II. **P.Z. 22-95 O'Sullivan-Muckle Funeral Homes (O'Sullivan Mortuary); amendment of existing "C-8" Planned Commercial District Ordinance; south side of Olive Boulevard, east of Hog Hollow Road.**

Director Duepner summarized the report of the Planning Commission for approval.

A motion for approval was made by Councilmember Cullen, seconded by Councilmember Hurt and approved by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the September 18, 1995 City Council Meeting.

ITEM III. **P.Z. 26-92 Chesterfield Village, Inc. (Chesterfield Farms);** request for amendment of Planned Environment Unit (PEU) Ordinance in "R-2" 15,000 square foot Residence District, "FPR-2" Flood Plain "R-2" Residence District, and "R-6" 2,000 square foot Residence District; northwest quadrant of the intersection of Baxter and Wild Horse Creek Roads.

Director Duepner summarized the recommendation of the Planning Commission.

Mr. John King spoke on behalf of the petitioners requesting consideration of a twelve (12) foot setback between structures, as opposed to the sixteen (16) feet recommended by the Planning Commission. He indicated that the petitioner would maintain a fifty (50) foot setback for structures along the south property line.

There was discussion by the Committee relative to the provision of landscaping and berm within the setback area along the south property line, and on the provision of additional parking spaces.

Chairman Levinson indicated the requirement for additional parking spaces should be within the ordinance.

A motion was made by Councilmember Cullen, seconded by Councilmember Flachsbart for **approval** of the requested amendment, subject to provision of a twelve (12) foot setback between structures; setbacks along the south property line as presented on the plan submitted at the meeting to include landscaping and berm as approved on the site development plan; and five (5) more spaces in addition to the off-street parking depicted on the plan submitted.

The motion was **approved** by a vote of 3 to 1, with Chairman Levinson voting no.

Note: A bill relative to this matter will be needed for the September 18, 1995 City Council Meeting.

ITEM IV. Clarification of policy regarding referral of matters from Planning Commission to City Council.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Hurt to follow the recommendation of the Department of Planning.

The motion was **approved** by a vote of 4 to 0.

Note: Action by the Committee on this item puts on hold Council policy to forward all items directly to Council receiving a minimum of 3/4 vote by the Planning Commission.

ITEM IX. Memorandum from the Director of Planning regarding revision of Section 1003.167 Miscellaneous Regulations #10 of the Zoning Ordinance concerning issuance of Grading and Building Permits for Planned Districts and Special Procedures.

A motion was made by Councilmember Cullen, seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

At 6:04 p.m. the Committee recessed the meeting to hold a public hearing in the City Council Chambers.

The meeting reconvened at 7:11 p.m., in the City Council Chambers.

ITEM VII P.Z. 20-95 Premier Development Corporation (Windridge Estates); "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" One acre Residence District and "FPR-1" Flood Plain "R-1" Residence District; south side of Wild Horse Creek Road, west of Long Road.

AND

ITEM VIII. P.Z. 21-95 Premier Development Corporation (Windridge Estates); Planned Environment Unit (PEU) Procedure in "R-1" One acre Residence District and "FPR-1" Flood Plain "R-1" One acre Residence District; south side of Wild Horse Creek Road, west of Long Road.

There was discussion by the Committee relative to concerns expressed at the public hearing regarding reduction of the stormwater discharge rate and lot sizes adjoining Wild Horse Creek Road.

Councilmember Cullen indicated there should be three (3) lots along Wild Horse Creek Road and total area of the three (3) lots combined shall be (3) acres.

Councilmember Flachsbart indicated that lots along Wild Horse Creek Road should be a minimum of one (1) acre.

A motion was made by Councilmember Flachsbart for approval per the prior action of the Committee at its meeting of August 10, 1995. The motion was seconded by Councilmember Levinson.

There was further discussion by the Committee relative to the lots along Wild Horse Creek Road.

A motion was made by Councilmember Hurt to **amend** the original motion to include requirement for a twenty-five percent (25%) reduction in stormwater discharge rate. The motion was seconded by Councilmember Flachsbart and **approved by a vote of 4 to 0**.

There was discussion by the Committee relative to cooperative effort between the property owners in addressing stormwater related issues, and joint funding.

Councilmember Hurt noted such efforts had been made along portions of Schoettler Road.

Director Duepner noted that, in those cases, there was better indication of the necessary improvements and costs.

The Committee urged that the petitioner and adjoining property owners work together on an agreement for addressing stormwater issues. It was also requested that the Department advise Council on any agreement.

A motion was made by Councilmember Cullen to **amend** the original motion to require a maximum of three (3) lots adjoining Wild Horse Creek Road, of which two (2) lots would be one (1) acre or more in area; one (1) lot not less than 40,000 square feet; and the total area of the three (3) lots to be not less than three (3) acres. The motion was seconded by Chairman Levinson and **approved by a vote of 3 to 1, with Councilmember Flachsbart voting no**.

Chairman Levinson called the question on the original motion, as amended twice.

The motion was approved by a vote of 3 to 1, with Councilmember Flachsbart voting no.

Note: Bills relative to this matter will be needed for the September 18, 1995 City Council Meeting.

The meeting recessed at 7:25 p.m.

The meeting reconvened at 7:33 p.m., in the Council Conference Room.

ITEM V. **P.Z. 17-95 Sycamore Development Company (Schoettler Ridge):** "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-2" 15,000 square foot Residence District and "FPR-2" Flood Plain "R-2" Residence District; terminus of Squires Way, west of Schoettler Valley Drive.

AND

ITEM VI. **P.Z. 18-95 Sycamore Development Company (Schoettler Ridge):** Planned Environment Unit (PEU) Procedure in "R-2" 15,000 square foot Residence District and "FPR-2" Flood Plain "R-2" Residence District; terminus of Squires Way, west of Schoettler Valley Drive.

Director Duepner noted that the matter had been referred back to the Planning and Zoning Committee by Council from its meeting of September 5, 1995. It was noted that Councilmember Hurt had requested the proposed condition #8 in Attachment A of the Committee's report be revised to indicate that the adequacy of the downstream stormsewer system shall be verified, upgraded and maintained as necessary per the City of Chesterfield Department of Public Works.

There was discussion by the Committee relative to stormwater from the development and erosion within an adjoining creek.

The Director of Public Works/City Engineer Michael Geisel addressed the Committee relative to the issue of stormwater discharge.

Councilmember Cullen indicated he needs more information and assurances on stormwater issues relative to the project.

A motion was made by Councilmember Cullen and seconded by Councilmember Hurt to table the matter until the next meeting for additional information on stormwater impact.

The motion was approved by a vote of 4 to 0.

The petitioner, Mr. Bud Miceli, addressed the Committee relative to concerns on the tabling of the matter. He inquired of the Committee whether there was concern with his other projects within the City.

Councilmember Cullen indicated that, as Mr. Miceli had raised the issue, it would be appropriate for him to meet with staff to address issues relative to the Sycamore Ridge development and its impact on the adjoining Stonebriar Subdivision.

Mr. Miceli indicated that there were extenuating circumstances relative to improvements in that development, and that he would meet with the staff.

ITEM X. Correspondence from the City Attorney regarding P.Z. 24-94 City of Chesterfield Planning Commission (Procedures for Amending Zoning Ordinance).

This item was held.

ADD ON #1

Chairman Levinson requested that the Department place on the next agenda the Committee issue of the Highway 40 Corridor.

The motion to adjourn was made by Councilmember Hurt, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

The meeting adjourned at 7:58 p.m.

[PZC-SUM.907]