

**CITY OF CHESTERFIELD
BOARD OF ADJUSTMENT MEETING SUMMARY
Thursday, July 6, 2006**

The Board of Adjustment meeting was called to order at 7:00 p.m. on Thursday, July 6, 2006 by Ms. Laura Lueking, Acting Chair of the Board of Adjustment.

I. Introduction of Board and City Staff

The following individuals were in attendance:

Ms. Laura Lueking
Ms. Dru Thomas
Mr. Alan Baudler
Mr. Richard Morris
Mr. Robert Tucker
Mr. Rob Heggie, City Attorney, City of Chesterfield
Ms. Annissa G. McCaskill-Clay, Assistant Director of Planning, City of Chesterfield Department of Planning
Ms. Joyce Collins-Catling, Executive Secretary, City of Chesterfield Department of Planning
Court Reporter, Midwest Litigation Services

II. Approval of May 4, 2006 Meeting Summary

Alan Baudler made a motion to approve the summary as written.
Richard Morris seconded the motion.
The motion passed by voice vote 5-0

III. Request for Affidavit of Publication

IV. Public Hearing Items:

- A. **B.A. 5-2006 Taylor Morley Land Development, L.L.C. (Manors at Schoettler Valley)**: A request for a reduction in the width of the required buffer between Lots 1 and 9 of The Manors at Schoettler Valley with the abutting lots in the Highland Forest Subdivision to six (6) feet in lieu of the required twenty (20) feet as required by City of Chesterfield Ordinances 2276 and 2277. (19R130021, 19S340027)

Assistant Director of Planning, Annissa McCaskill-Clay, presented exhibits supporting the petitioner's request for a reduction in width of the required buffer between lots in an abutting subdivision from 20' to 6'. The reduction would allow permission to utilize 20' of the landscaped common ground in the adjacent subdivision.

The Board of Adjustment disclosed that two Board of Adjustment members have had prior relationships with Taylor-Morley, Developer for the Petitioner, in previous years. City Attorney Rob Heggie stated that those Board members no longer have relationships with Taylor-Morley, therefore no conflict of interest exists. The Petitioner did not express any issue or concern with this disclosure.

Robert Epstein, representative for the Petitioner, stated that the request has a practical difficulty versus a hardship variance to provide adequate turning of vehicles entering side entry garages. He pointed out that due to the granting of a similar request made by the adjacent subdivision, Highland Forest, the Petitioner hereby makes a similar request. Trustees from Highland Forest are in support of this request, and have provided a letter of support. They have also agreed to work with the Developer concerning landscape enhancements. The Petitioner has developed a Site Development Plan to address any concerns the Trustees may have. No land use changes are being sought after.

Due to confusion relating to which lot or lots the request is being made upon, the Board went into recess to allow the Petitioner time to discuss among themselves, and bring back before the Board. After recess, it was determined that a possible amendment to the request may be necessary; therefore, the request will be continued on Thursday, July 27, 2006 during Board of Adjustment proceedings.

There were no additional speakers present in favor of the petition.
There were no speakers present in opposition.

**Richard Morris made a motion to hold the Petition until July 27th.
Dru Thomas seconded the motion.**

The voice vote was as follows: Laura Lueking, yes; Dru Thomas, yes; Alan Baudler, yes; Richard Morris, yes; Robert Tucker, yes.

The motion passed by voice vote 5-0

Board of Adjustment will reconvene on Thursday, July 27, 2006 at 7:00 p.m.

VI. Adjournment

Meeting adjourned at 8:05 p.m.