

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: June 12, 2006

SUBJECT: Planning & Zoning Committee Special Meeting Summary
June 12, 2006

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Monday, June 12, 2006 in Conference Room 101.

In attendance were: **Chair Mary Brown** (Ward IV); **Councilmember Barry Flachsbart** (Ward I); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were Councilmember Jane Durrell, Ward I; Mike Herring, City Administrator; Teresa Price, Director of Planning; and Mary Ann Madden, Planning Assistant.

Chair Brown called the meeting to order at 8:26 a.m.

I. INTERVIEW OF PROSPECTIVE PLANNING COMMISSIONER

Chair Brown announced that the Committee would be interviewing Wendy Geckeler for Planning Commissioner as nominated by Mayor Nations.

Ms. Geckeler expressed her position on the following issues raised by the Committee members:

Do you or your family have any financial interests in any land or business dealings that might come before the City of Chesterfield?

Ms. Geckeler stated she did not.

Single-Family Detached/Attached Housing

Ms. Geckeler stated she sees a difference between detached and attached housing noting that attaching housing would be more dense. She does not view one type of housing as either "positive" or "negative".

She would review any projects based on land use, surrounding land uses, location, how the homes appear, and density.

What is your overall view about the zoning that has already been put in place in Chesterfield? Are there any particular areas in which you feel there are problems?

Ms. Geckeler stated that she would have like to have seen Wild Horse Creek Road kept “residential”.

She would like to have less dense development west of Baxter Road.

She opposed the daycare center on Wild Horse Creek Road because it was the first commercial use of land west of Baxter Road. Although she opposed it, she feels the daycare center is working out well – all the concerns regarding traffic have not materialized.

She is not happy with the use designated for the land where Lawns of Distinction is operating.

Regarding the other areas of Chesterfield, she did not feel she had much background experience with them. She would rely on – and listen to - the other Planning Commissioners from their respective wards.

Chesterfield Valley

Ms. Geckeler stated she is very pleased with how the Valley has been developed.

Curb Cuts

Ms. Geckeler stated she does not like curb cuts.

How do you feel about applying the same standards you apply for Wild Horse Creek Road to other areas of the City with respect to infill development?

Ms. Geckeler stated that the same standards may not necessarily apply for infill development. If the area is a dense development, she did not feel an E-3 or E-2 zoning would be appropriate for an infill project.

She would respect the zoning of the surrounding areas regarding infill projects. She does not feel infill developments should be denser than its surrounding areas.

How important is the Comprehensive Plan in guiding what you would do as a Planning Commissioner?

Ms. Geckeler feels there is a problem because the Comprehensive Plan says one thing but it is not always followed. She cited, as examples, Tara Estates and the Levinson Westchester Development between Bentley Place and Chesterfield Estates. She felt it made sense for both these projects to be approved, but the Comprehensive Plan was violated when they were approved.

She feels that the Comprehensive Plan should be changed before a project is given approval. She is aware that the Comp Plan is a guide but she feels it is flawed if, in reality, it is not followed.

She feels the Comp Plan is flawed with respect to the land use designation for the bowtie area.

Mr. Flachsbart stated that he strongly supports the Planning Commission voting “no” on zoning requests that are in violation with the Comp Plan until the Comp Plan is changed. Ms. Geckeler stated she would like to do this but is not sure if it can realistically be done.

Conditions and Uses

Mr. Flachsbart asked if she would take the time to read through all the conditions and uses carefully and try to eliminate inappropriate uses and include strict conditions.

Ms. Geckeler stated that it is very important that she learn from the other Planning Commissioners. She feels that there needs to be more consensus on the Commission than what presently exists.

Sign Packages

Ms. Geckeler stated she does not like internally-lit signs or signs on windows.

Special Needs for Lots with Rugged Terrain

Ms. Geckeler stated that she would not necessarily be opposed to modifying setbacks, etc. if it would result in increased green space.

Expansion of Commercial Nodes

Ms. Geckeler stated she is not in favor of expansion of commercial nodes.

Residential Business Use

Ms. Geckeler stated that she was opposed to the daycare center on Wild Horse Creek Road because they were going to do extensive add-ons to the existing house. She was also opposed to its commercial use and felt it would have been more appropriate at another location.

It was pointed out that under an RBU, modifications cannot be made to the outside of the building and the zoning remains “residential”. On Olive, there is a real estate company, and a travel agency. Ms. Geckeler stated that she feels these are good uses and does not have a problem with RBUs.

Expansion of St. Luke’s Hospital

Ms. Geckeler stated she has no opinion about the expansion at this time. Because of its medical use, she does not view St. Luke’s expansion as expansion of a commercial node.

She is aware of some of the concerns raised with respect to this project regarding trees and the height of the buildings. She would review the issues of traffic and density.

Commercial Development of Highway 40 Corridor between 141 and Chesterfield Parkway

She is not opposed to commercial development in this area as the pattern has already been established.

Why do you want to sit on the Planning Commission and why do you think you're qualified?

Ms. Geckeler stated that she cares about Chesterfield and realizes that there is "only one shot at building on empty land". She feels it is very important that any building is done with a lot of quality.

She has the time and the interest to serve on the Planning Commission. She has always been interested in zoning and has been following the zoning interests since 1994.

Chair Brown invited Councilmember Durrell to raise any questions she may have. Councilmember Durrell asked the following:

Would you be amenable to some variations to a plan if it meant keeping some monarch trees?

Ms. Geckeler stated she would be.

Will you stand up for the City when something is good for the City and not just fight for your ward?

Ms. Geckeler stated she would because she cares for the entire City.

MISSION STATEMENT

Ms. Geckeler requested the Mission Statement for the Planning Commission.

PLANNING ORIENTATION

Mr. Herring stated that the Director of Planning and City Attorney would give Ms. Geckeler a Planning Orientation.

Mr. Herring further stated that in his dealings with Ms. Geckeler over the years, he has observed her to be very intelligent and very thorough in whatever she does. She is also very fair and objective.

II. OTHER BUSINESS

The Director of Planning was asked to check whether Lawns of Distinction is violating its zoning with respect to its parking.

III. ADJOURNMENT

The meeting was adjourned at 9:00 a.m.