

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: May 24, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from May 23, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, May 23, 2002, in Conference Room 101. In attendance were: Chairman Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Bruce Geiger (Ward II); Planning Commission Chairman David Banks; Planning Commission Vice-Chairman Stephanie Macaluso; Acting Director of Planning Barbara Weigel; Project Planner Mike Hurlbert; Planning Technician Tim Renaud; and Kathy Lone, Planning Assistant.

*To be discussed at the 6/3/2002 City Council Meeting.

Chairman Hurt called the meeting to order at 5:30 p.m.

I. Approval of the Planning and Zoning Committee Meeting Summary of May 9, 2002.

Councilmember Brown made a motion to approve the Meeting Summary of May 9, 2002. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

***II. P.Z. 30-2001 Westchester:** A request for a change in zoning from an "NU" Non-Urban District to an "E-3" Residence District for a 7.49 acre tract of land located on the south side of Wild Horse Creek Road, east of Kehrs Mill Road and west of Wilson Road (Locator Number: 18U 24 0111).

Chair Hurt stated that he had a meeting with Councilmember Brown and the petitioner, Mr. Ed Levinson, to discuss concerns with the lot sizes. Chair Hurt stated that the petitioner came up with a plan showing 10 lots at Chairman Hurt's request. The lot sizes are larger and lot 1, along Wild Horse Creek Road, is almost one (1) acre including common ground.

General discussion followed concerning lot sizes, the topography of the proposed site, sidewalks in the right-of-way, the West Area Study, detention and tree preservation.

Chair Hurt stated that the Committee would be voting on the current proposal as approved by the Planning Commission. Chair Hurt stated that he would propose the new plan with 10 lots and a larger lot 1 to the City Council.

Ms. Mary Ann Smythe, resident across the street from this proposal, asked that this site only be rezoned to one (1) acre.

Planning Commission Vice Chair Stephanie Macaluso stated that the West Area Study, the current Comprehensive Plan and the proposed Comprehensive Plan call for one (1) acre lots for this site.

Planning Commission Chair David Banks stated that those from the Planning Commission that voted in favor of this petition (vote was 5 to 4) were aware of the unusual topography on this site.

Chair Hurt stated that the Committee was not voting on the new plan but on the rezoning. Chair Hurt expressed concern with the size of the lots on both sides and across the street from this site. Chair Hurt stated that he would make an amendment at City Council to recommend to the petitioner to change the size of the lots.

Chair Hurt asked Dave Volz, the engineer for **P.Z. 30-2001 Westchester**, to have the percentage of tree preservation at the City Council Meeting and try to make the 30%.

Councilmember Streeter made a motion to **approve and forward P.Z. 30-2001 Westchester** to City Council. The motion was seconded by Councilmember Durrell and **has a vote of 0 to 4. Upon a request for a roll call vote, the vote was as follows: Councilmember Durrell, nay; Councilmember Streeter, nay; Councilmember Brown, nay; and Chair Hurt, nay.**

P.Z. 30-2001 Westchester will be forwarded to City Council **without a recommendation from the Planning and Zoning Committee.**

* **Note: One bill, as recommended by the Planning Commission, will be needed for the June 3, 2002 City Council Meeting.**
SEE Bill #

III. Property Maintenance Codes

Chair Hurt stated that Section 3 of the Maintenance of Residential Property Ordinance, pertaining to Definitions, is the most significant.

General discussion followed concerning the definitions of ‘good repair’ and ‘deterioration,’ government involvement, items already listed in the Nuisance Ordinance, and addressing ‘good repair’ using the word ‘function.’

Chair Hurt made a motion to direct Staff to re-do ‘Section 3. G. Deterioration’ with regards to nonferrous elements and all items under ‘Minimum Exterior Standards’ that relate to good repair as to better define in relation to ‘function’ and to include decks under ‘e. Stairs, Porches, Railings.’ This motion is for bills #2025 Maintenance of Non-Residential Property and #2026 Maintenance of Residential Property. The motion was seconded by Councilmember Brown and **passes by a voice vote of 3 to 1.** (Councilmember Streeter voted nay.)

Councilmember Brown left the meeting at 6:39 p.m.

General discussion followed concerning placing liens on houses.

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Chair Hurt made a motion to direct Staff to check with City Attorney Doug Beach to see if there is a way to help citizens who need financial help for repairs. Motion dies due to lack of a second.

Chair Hurt directed Staff to delete Section 9. from #2026 Maintenance of Residential Property.

Councilmember Durrell stated that she has concerns about the Property Maintenance Code.

The meeting unanimously adjourned at 6:44 p.m.

BW/kl