

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
MARCH 7, 1996

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:35 p.m., on Thursday, March 7, 1996, 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); Mike Herring, City Administrator; Laura Griggs-McElhanon, Acting Director of Planning; and Toni Hunt, Planner I.

ITEM I. Approval of Planning and Zoning Committee meeting summary of February 22, 1996.

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

ITEM II. **P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing)**; "NU" Non-Urban and "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial district and an amended Planned Environment Unit Ordinance in the "R-2" 15,000 square foot Residence District; intersection of Clarkson and Kehrs Mill Road, east side of Clarkson Road.

Chairman Levinson noted that a Public Hearing will be held before the Planning and Zoning Committee on March 13, 1996, beginning at 6:00 p.m. in the City Council Chambers. He stated that there will be no discussion at tonight's meeting.

A motion to receive this petition was made by Chairman Levinson, seconded by Councilmember Cullen and approved by a vote of 4 to 0.

ITEM III. **P.Z. 2-96 Premier Homes (Country Lake Estates)**; "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District; western terminus of Countryside Manor Parkway.

AND

ITEM IV. **P.Z. 3-96 Premier Homes (Country Lake Estates)**; a Planned Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District; western terminus of Countryside Manor Parkway.

Acting Director of Planning Griggs-McElhanon summarized the request for rezoning and a PEU to allow the development of a detached single-family subdivision.

Ed Griesedeick, attorney for the petitioner, summarized the request and described the proposed development. He requested the following amendments to the conditions:

1. Lots adjoining Countryside to be a minimum of 32,000 square feet, with the remainder of the perimeter lots to be a minimum of 24,000 square feet.
2. Revise condition 4(v) to read:
Indicate on the Site Development Plan the retention of an undisturbed strip along the western perimeter of the development adjoining the homes on Bridgeway Circle in the Wild Horse Subdivision. The undisturbed strip shall be 50 foot minimum along the rear of Lots 30 through 34 and 36, and 40 foot minimum behind Lot 35.

There was general discussion relative to the stormwater issue, the status of the existing lake.

Councilmember Cullen inquired why the Planning Commission recommended an additional condition relative to development in the flood plain area.

Acting Director of Planning clarified the Planning Commission discussion on this item and their concern over impact on adjacent property by reclaiming the flood plain.

Eric Tremayne, representing Pete Elsaesser, noted the problems in the Bonhomme Creek area and his concern that if flood plain area is reclaimed, it will cause flooding on the Elsaesser's property.

Councilmember Hurt stated he was concerned with the proposed wording relative to reclaiming the flood plain.

There was discussion of the City's Flood Plain criteria, Ordinance Number 1063.

Bud Miceli, representing Dr. Brennan, owner of an adjacent 34 acres, stated their concern about no stub streets being proposed and requested a stub street be required for future access to Dr. Brennan's property.

There was general discussion of current access and possible future access to this 34 acres.

Steve Pearl, trustee of Countryside at Chesterfield subdivision, stated that the developer has been very cooperative and requested that this be approved as presented. He was concerned with the request for a stub street to Dr. Brennan's property and requested that this not be approved.

Councilmember Flachsbart was concerned with the proposed condition relative to developing in the flood plain.

Councilmember Hurt stated that the City's current flood plain ordinance allows for reclaiming of flood plain.

There was general discussion about what the Committee felt "no displacement means".

A motion was made by Councilmember Cullen to approve the Planning Commission's recommendations with the following revisions:

1. Add 4(v) as amended to read:

Indicate on the Site Development Plan the retention of an undisturbed strip along the western perimeter of the development adjoining the homes on Bridgeway Circle in the Wild Horse Subdivision. The undisturbed strip shall be 50 foot minimum along the rear of Lots 30 through 34 and 36, and 40 foot minimum behind Lot 35, as depicted on the Preliminary Plan.

2. Staff was directed to put in as many conditions as possible from the Countryside agreement.

3. Lots adjoining Countryside to be a minimum of 32,000 square feet, with the remainder of the perimeter lots to be a minimum of 24,000 square feet.

The motion was seconded by Councilmember Hurt.

Acting Director of Planning Griggs-McElhanon requested that the following be added to the end of condition 4(v): as depicted on the Preliminary Plan. The Committee agreed.

The Committee requested that Mr. Geisel supply his recommendation concerning the current Flood Plain Ordinance versus the proposed wording. This will be reviewed prior to the March 18th City Council meeting and the ordinance would be further amended at that time.

Councilmember Flachsbart requested that Mr. Geisel clarify what effects there could be on down and up stream property owners (hydrology, depth of water) utilizing the City's current ordinance versus the proposed wording.

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

Note: Three (3) bills relative to this matter will be needed for the March 18, 1996, City Council Meeting. A bill recommending approval of P.Z. 2-96 (rezoning) as recommended by the Planning Commission, a bill recommending approval of P.Z. 3-96 (PEU) as recommended by the Planning Commission, and a bill recommending approval of P.Z. 3-96 (PEU) as recommended by the Planning and Zoning Committee.

ITEM V. Memorandum from the Acting Director of Planning requesting refund of filing fees for Drury Displays.

Acting Director of Planning Griggs-McElhanon explained the Department's request to refund the filing fee, in the amount of \$1,240, which was submitted by Drury Displays for two (2) rezoning petitions, because the necessary resubmittal was not received by the Department by the January 6, 1996 deadline.

A motion to authorize the refund was made by Councilmember Flachsbart, seconded by Councilmember Cullen, and **approved** by a vote of 4-0.

ITEM VI. Memorandum from the Acting Director of Planning concerning update of the Zoning and Subdivision Ordinances.

Councilmember Hurt, chairman of the Steering Committee, recapped the meeting that was held on February 28, 1996. Issues that were discussed was the membership, specifically how to replace and if replacement is necessary because two (2) citizen members have become Planning Commissioners. It was the consensus of the Steering Committee that it was up to the Councilmembers from the respective wards. He stated that after the new Director of Planning has begun work, an orientation will be held for him and Steering Committee members who are interested. There will be no meeting of the Steering Committee until the new Director of Planning has begun work. One issue to be decided by both the Steering Committee and the City Council

was whether to continue with the process or not.

Councilmember Cullen requested that copies of other "Kendig final products" be obtained from other communities he did work for.

Councilmember Hurt stated that there are none in the St. Louis area.

Councilmember Cullen responded that they do not necessarily have to come from the St. Louis area.

Staff was directed to keep this item on the agenda for further discussion.

ITEM VII. **P.Z. 32-95 City of Chesterfield Planning Commission**; a proposal to amend Sections 1003.193 Appeal and Protest Procedure for Special Procedures; and 1003.300 Procedure for Amending the Zoning Ordinance of the City of Chesterfield Zoning Ordinance.

The Committee directed this item be **held**.

ITEM VIII. Memorandum from the Acting Director of Planning regarding Conditional use Permits in Residential Zoning Districts.

The Committee directed this item be **held**.

ITEM IX. Memorandum from the Acting Director of Planning regarding Temporary Signs (P.Z. 11-93 City of Chesterfield Planning Commission).

The Committee directed this item be **held**.

ITEM X. Memorandum from the Acting Director of Planning regarding West Area Study.

The Committee directed this item be **held**.

The meeting adjourned at 6:50 p.m.