

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Public Services

SUBJECT: Planning & Public Works Committee Meeting Summary  
Monday, March 16, 2015



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Monday, March 16, 2015 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Connie Fults** (Ward IV), **Councilmember Nancy Greenwood** (Ward I), and **Councilmember Elliot Grissom** (Ward II).

Also in attendance were: Mayor Bob Nation; Councilmember Barry Flachsbart (Ward I); Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; John Boyer; Senior Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

## I. NEW BUSINESS

- A. **P.Z. 17-2014 Steve W. Wallace (H.V. Real Estate Corp)**: A request for an amendment to Ordinance 1328 to modify development conditions and add uses for a 2.93 acre tract of land, more or less, zoned "C-8" Planned Commercial located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461, and 17U140472)

## **STAFF REPORT**

John Boyer, Senior Planner, presented the project request and stated originally the petitioner was requesting 33 new land uses in addition to some modifications of development conditions. Through the review process and after the public hearing, the request has been changed due to a new owner/applicant. The request is now for only one additional use which is a Vehicle Repair and Service Facility. The current tenant is an oil change facility which is an existing use covered in the current Ordinance. They would like to add that element to their business which they had at their previous location off Chesterfield Airport Road. The modification of development criteria for setbacks, building additions, and limitation on the oil change facility have all been dropped. Staff has prepared Attachment A which includes all the conditions from the previous Ordinance with additional conditions associated with the vehicle repair use.

In response to questions, Mr. Boyer confirmed there would be no change to the current building structure. Vehicle repair will be performed within the existing bays. The drive-by lane on the side of the building has been eliminated. Outdoor storage of storage of derelict, wrecked or dismantle vehicles is prohibited along with unscreened outdoor storage.

**Councilmember Fults made a motion to forward P.Z. 17-2014 Steve W. Wallace (H.V. Real Estate Corp) to City Council with a recommendation to approve.** The motion was seconded by Councilmember Grissom and **passed by a voice vote of 4-0.**

Chair Hurt thanked Staff for addressing this issue quickly.

**Note: Bill No. 3024 will be presented at the April 22, 2015 City Council Meeting for Second Reading.**

## **II. ADJOURNMENT**

The meeting adjourned at 5:35 p.m.