I.A

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning JW
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning and Public Works Committee Meeting Summary
Thursday, May 8, 2025

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on **Thursday, May 8, 2025** in Conference Room 101.

Attendance:
Mayor Dan Hurt
Chair Merrell Hansen
Councilmember Mary Monachella
Councilmember Patricia Tocco (proxy provided by Councilmember Mastorakos)
Councilmember Lane Koch

Staff in attendance:
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Ms. Alyssa Ahner, Senior Planner
Ms. Shilpi Bharti, Planner
Mr. Isaak Simmers, Planner

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

I. APPROVAL OF MEETING SUMMARY

A. April 3, 2025

Councilmember Monachella made a motion to approve the **April 3, 2025 Meeting Summary**. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of **4-0**.

II. UNFINISHED BUSINESS

No unfinished business at this time.

III. NEW BUSINESS

A. Selection of Officers and Committee Assignments

- Vice Chair of the Planning & Public Works Committee -

Councilmember Hansen made a motion to appoint Councilmember Mastorakos as the Vice Chair of the Planning and Public Works Committee. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

- Board of Adjustment -

Councilmember Hansen made a motion to appoint Councilmember Monachella as the liaison to the Board of Adjustment. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 4-0.

B. **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** A request for an ordinance amendment to an existing "PC" Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022). (Ward 4)

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the applicant is requesting to add "Hotel" as a permitted use. The site fronts North Outer 40 Road and is situated within the Gumbo Flats Subdivision. No other changes are proposed as part of this petition. She then gave a PowerPoint presentation further highlighting history of the site and the surrounding area.

DISCUSSION

The Committee discussed the background of the prior discussions they have had since the initial rezoning of various areas within the vicinity. Specifically, the conservation efforts north of the Monarch Chesterfield Levee to provide a private recreational area, parking areas north of the levee, and the approved facility on Lot A. There was a general consensus that the location of the property at an entrance / exit to the City necessitated consistency in building design elements for Lots A and B. Mr. Stephen Kling, attorney representing Gumbo Flats, LLC, indicated they were supportive of the amended language but did want to preserve some flexibility in the design moving forward.

Motion

Councilmember Monachella made a motion to forward **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.)** with an amendment to require generally consistent architectural elements and materials for Lot A and Lot B to City Council with a recommendation to approve. The motion was seconded by Councilmember Tocco and **passed** by a voice vote of 4-0.

C. **P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing "PC" Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road. (Ward 4)

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the modifications requested are in response to a lawsuit that began back in 2017 and are part of the ongoing settlement. She then gave a PowerPoint presentation further highlighting history of the site and the surrounding area. Ms. Ahner discussed that the Planning Commission had recommended approval with the condition that the applicant work with Staff to increase the landscaping, particularly along roadway frontages. Unfortunately, revised plans were not ready in time to be distributed in packets, but a revised plan was presented at the meeting.

DISCUSSION

The Committee discussed the improvements by including additional landscaping for the project.

Motion

Councilmember Monachella made a motion to forward **P.Z. 03-2025 The Wedge** to City Council with a recommendation to approve with the condition that the revised landscape plan be included. The motion was seconded by Councilmember Koch, and **passed** by a voice vote of 4-0.

D. **P.Z. 10-2024 Article 4 and Article 10:** A request for approval from Planning and Public Works Committee to proceed with a petition to amend Article 04 and Article 10 of the Unified Development Code.

STAFF PRESENTATION

Mr. Isaak Simmer, Planner explained that during the January 9, 2025 PPW meeting, staff was directed to review the Unified Development Code in light of recent conversations pertaining to outdoor storage, screening, and display areas. As a result, Staff presents a framework for amending the code to better align with desired outcomes.

DISCUSSION

The Committee discussed several recent areas where clarity in landscape buffers, storage vs. display, and other concepts in the City Code would benefit from additional language; however, the Committee noted that allowing and continuing to incorporate some flexibility will be important moving forward to ensure outcomes and expectations are aligned.

Mr. Wyse indicated that a motion is not required and that Staff was presenting the overall framework. As the Committee has a general consensus that the work effort is necessary, Staff will start the process of working with the Planning Commission on specific approved language. Once a recommendation is provided by the Planning Commission, the request will return to the Planning and Public Works Committee for a recommendation to the full City Council.

E. **MSD Municipal Stormwater Grant Program**

STAFF PRESENTATION

Mr. James Eckrich, Director of Public Works/City Engineer provided background of Proposition S which allows MSD to address growing flooding and erosion problems throughout the St. Louis area and the consequences that concern the City Engineering Staff. Specifically, thirty percent of the money generated through the ballot initiative will be allocated to municipalities through Municipal Stormwater Grants. The amount available to the City of Chesterfield will be $300,000 per year, adjusted annually by MSD. Mr. Eckrich stated that he is recommending against the City implementing its own stormwater master plan, essentially duplicating the efforts of MSD and accepting responsibility for MSD matters.

Mr. Eckrich recommended that the City handle the MSD Municipal Stormwater Grants as follows:

- Utilize the Municipal Stormwater Grants to fund public projects, and
- Create a program whereby subdivisions can apply for funds to address private detention basin or subdivision BMPs.

DISCUSSION

The PPW Committee was generally in agreement with the recommendation from the Department of Public Works. Councilmember Hansen asked for examples of potential public projects, which Mr. Eckrich provided. Councilmember Tocco asked about the restrictions on funding from MSD, which Mr. Eckrich explained – specifically that the City would need to apply for any funding from MSD as a grant. Mayor Hurt asked if money could be banked, or if it was "use it or lose it." Mr. Eckrich clarified that money could be banked. Mayor Hurt stated that he would like to see that as part of the policy so subdivisions with large problems could potentially receive future funding. Councilmember Monachella asked how subdivision projects would be approved. Mr. Eckrich responded that there would likely be a required match and cap for subdivision projects. Staff would review submittals in accordance with the approved policy. Mr. Eckrich clarified that if there is concurrence from the Committee on the direction, Staff will draft a policy to implement the proposed program and present it at a future Planning and Public Works Committee meeting for recommendation to the City Council.

Motion

Councilmember Monachella made a motion to accept the Staff recommendation on the **MSD Municipal Stormwater Grant Program** and direct Staff to draft a policy to implement the program for review by the Planning and Public Works Committee. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 4-0.

F. Wilson Avenue Reconstruction – Temporary Access

STAFF PRESENTATION

Mr. James Eckrich, Director of Public Works/City Engineer explained that we are progressing with plans and right of way acquisition for the upcoming Wilson Avenue reconstruction project – to be constructed in 2026. Due to the change in grade, when we reconstruct the roadway Wilson Avenue will need to be closed from Wild Horse Creek Road to Todd Even Trail. Mr. Eckrich has estimated the closure period at four months, with a total project duration of ten months. Due to the anticipated closure, Staff is recommending a temporary vehicular connection to Baxter Crossing Lane to allow for more convenient access and emergency services. The vehicular connection will be closed after the project, and only a bicycle / pedestrian connection will remain. The temporary connection will be signed as such, with a draft sign included in the packet.

DISCUSSION

The Committee discussed concerns raised by residents in the past with this connection. Chair Hansen stated that she has contacted area residents and most are in favor of a temporary connection. Councilmember Tocco stated that she would like to see area residents notified of the details. Discussion was held as to whether the connection should be advertised outside the project area. The Committee ultimately decided that the connection should NOT be advertised outside the project area so as not to bring added attention to the connection. Councilmember Tocco asked whether the sign should be labeled "local traffic only." Mr. Eckrich stated that he would recommend against such language as it is not really clear and not enforceable in this instance. The Committee discussed the temporary nature of the connection, with some members indicating that residents may want the connection to be permanent once they see it. Chair Hansen clarified that at this time no action is being taken to make the connection permanent. If residents are desirous of a permanent connection that can be considered separately in the future.

Motion
Councilmember Koch made a motion to approve the Wilson Avenue Reconstruction – Temporary Access as recommended by the City Engineer. The motion was seconded by Councilmember Tocco and **passed** by a voice vote of 4-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:43 p.m.

NOTES ARE IN BLACK:

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the ___________ City Council Meeting. See Bill # (use only if PPW makes an amendment and only pertains PC stuff)

Note: One Bill, as recommended by the Planning Commission, will be needed for the ___________ City Council Meeting. See Bill #

Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the _____________ City Council Meeting. See Resolution #

Note: This is a Site Development Plan which requires a voice vote at the _________________ City Council Meeting.

Note: This is a Telecommunications Siting Permit which requires a voice vote at the ______________ City Council Meeting.

(Include the following language when items are to be forwarded onto City Council)

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on_________________.]

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on_________________.]