



MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
December 4, 2008

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, December 4, 2008 in Conference Room 101.

In attendance were: **Acting Chair Bruce Geiger** (Ward II); **Councilmember Gene Schenberg** (Ward I); and **Councilmember Bob Nation** (Ward IV).

Also in attendance were: Councilmember Mike Casey (Ward III); Maurice L. Hirsch, Jr. Planning Commission Chair; Brian McGownd, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Charles Campo, Project Planner; and Kristine Kelley, Administrative Assistant.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the November 6, 2008 Committee Meeting Summary

Councilmember Nation made a motion to approve the Meeting Summary of November 6, 2008. The motion was seconded by Councilmember Schenberg and passed by a voice vote of 3 to 0.

II. OLD BUSINESS

A. MSD Response to Flooding from Hurricane Ike - Update

STAFF REPORT

Brian McGownd, Public Works Director/City Engineer, explained that since the last Committee meeting Staff had received a letter from the Metropolitan Sewer District (MSD) explaining the flooding that took place on September 14, 2008.

The letter explained the claim process, and stated that 64 of the 85 calls received from Chesterfield residents regarding basement flooding were found to be the result of an

overcharged sewer system; therefore, they will be eligible for the surcharged sewer insurance program. Representatives from MSD would be happy to meet with residents and Staff to answer any additional questions or concerns.

Upcoming Projects

The Staff has also contacted MSD to set up a meeting to discuss the list of projects they have planned within Chesterfield. The results from that meeting will be provided to the Committee at a later date.

DISCUSSION

The Committee thanked and praised Staff for working with MSD regarding their response to the claims submitted by the residents regarding the events that took place on September 14, 2008.

It was recommended by the Committee that the letter from MSD or a news release be placed onto the City's website explaining their findings. City Attorney Heggie will discuss this process with the City Administrator on what would be the best course of action and report back to the Committee.

B. Improvements to the corner of 141 and Olive Road - Update

During the Committee meeting of September 18, 2008, it was recommended that Staff work with the property owner to improve the appearance of the site. Councilmember Schenberg requested a status update and Staff confirmed that they will be meeting next week to discuss the site and will report back to him with the results.

III. NEW BUSINESS

A. Update to the City of Chesterfield Historical Commission's Mission Statement - Councilmember Gene Schenberg

As Liaison to the Historical Commission, Councilmember Schenberg explained that the Commission would like to update their current Mission Statement under which they have been operating since 1988. The proposed Mission Statement was provided to the Committee with the Historical Commission's recommendations and City Attorney Heggie will review the language.

Councilmember Schenberg made a motion to adopt the Proposed Mission Statement as their By-Laws pending legal review. The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 3 to 0.

B. P.Z. 16-2008 Long Road Dental Office (143 Long Rd.): A request to amend City of Chesterfield Ordinance 2278 to amend the Floor Area, Building Requirements and Setback Requirements for Long Rd. Dental Office (143 Long Rd.), a 0.5 acre tract of land zoned "PI" Planned

Industrial District located 0.1 mile south of the intersection of Chesterfield Airport Rd. and Long Rd. (17U120221)

STAFF REPORT

Mr. Charlie Campo, Project Planner, directed the Committee to the Power Point Presentation with location of the existing site. Along with their request, Staff has made some changes to open space requirements, floor area ratio and setback requirements to make developing the site more flexible.

PLANNING COMMISSION REPORT

Planning Chair Hirsch confirmed there were no issues raised at the Public Hearing held on October 13, 2008. This request will update the Attachment A and bring it up to current standards.

Access/Access Management

Mr. Campo stated there was one requested change to Attachment A; Section I, Item 2 to add the following: (changes shown in **green**)

- 2. Provide cross access easement(s) or other appropriate legal instruments(s) guaranteeing permanent access to Long Road for the adjacent properties to the north, south **and west** as directed by the City of Chesterfield.

Councilmember Schenberg made a motion to forward **P.Z. 16-2008 Long Road Dental Office (143 Long Rd.)** as amended to City Council with a recommendation to approve. The motion was seconded by **Councilmember Nation** and **passed** by a voice vote of 3 to 0.

Note: One bill, as recommended by the Planning Commission, will be needed for the **January 5, 2009** City Council Meeting.
See Bill #

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 16-2008 Long Road Dental Office (143 Long Rd.)].

C. Proposed 2009 Planning & Public Works Meeting Schedule.

Councilmember Nation made a motion to approve the **2009 Planning & Public Works Meeting Schedule**. The motion was seconded by **Councilmember Schenberg** and **passed** by a voice vote of 3 to 0.

D. West End Stormwater Reservoir – Enbridge Oil Pipeline Relocation.

STAFF REPORT

Brian McGownd, Public Works Director/City Engineer, directed the Committee to the Power Point Presentation with location of the existing site. A few years ago, the City purchased property on the west end of Chesterfield Valley to be used as a stormwater reservoir to collect all the drainage from future development on the west end of the Valley. The levee district is currently building the reservoir and an interim pump station under a previous agreement between the City and the levee district.

In order to construct the drainage system in the vicinity of the reservoir, it will be necessary to relocate a portion of an existing 22" oil pipeline owned by the Enbridge Energy Company. Unfortunately, there is no way to avoid crossing the pipeline. Staff has investigated all alternatives and concluded that the best and most cost effective solution is to lower the line approximately 16 feet so that the pipeline will be underneath the ditch system that feeds into the reservoir.

Enbridge has agreed to hire a contractor to perform the work, with the City reimbursing them for the total cost. The estimated cost would be in the \$1 million range with all costs being funded through the TIF Special Projects Fund. Staff will report back to the City Council once the final figures have been received.

It is crucial for this project to be under construction in January or February in order to take advantage of the low river/groundwater conditions. If pushed back to the spring of the year, the cost could easily double due to dewatering the site.

DISCUSSION

Councilmember Schenberg asked whether it would be possible to excavate underneath or encase the pipeline. Staff has researched all possibilities, but confirmed that since it is a high pressure line, Enbridge will not allow this process.

The information provided is for update purposes only, so no vote will be taken at this time.

E. Violation Letters

Councilmember Schenberg mentioned the numerous violation letters he receives from staff, which pertain to the same businesses month-after-month. He asked if Staff could review the matter. Ms. Aimee Nassif, Planning & Development Services Director, explained the violation process and stated that Staff would look into his specific concerns. Staff will also review the in-house policy on this matter.

IV. ADJOURNMENT

The meeting adjourned at 6:15 p.m.