

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, November 18, 2021



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, November 18, 2021 in Conference Room 101.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III). Councilmember Tom DeCampi (Ward IV) was absent.

Also in attendance were: Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the October 21, 2021 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of October 21, 2021. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3-0**.

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

- A. **Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision**: An ordinance amending City of Chesterfield Ordinance 3015 to authorize replacement construction and maintenance deposit agreements and sureties for the Alexander Woods Subdivision. (Ward 2)

STAFF PRESENTATION

Justin Wyse, Director of Planning, stated that construction for the Alexander Woods subdivision has been ongoing and the development team is now requesting to replace the original construction and maintenance agreements and sureties.

In accordance with the UDC, the replacement construction and maintenance escrows and agreements are being presented to the Planning & Public Works Committee for review and

recommendation prior to proceeding to City Council. After reviewing the request and the existing construction activities, Staff has no concerns with the replacement.

Councilmember Hurt made a motion to forward Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision.]

- B. Replacement Construction and Maintenance Deposit Agreements and Sureties for the Schoettler Grove Subdivision:** An ordinance amending City of Chesterfield Ordinance 2844 to authorize replacement construction and maintenance deposit agreements and sureties for the Schoettler Grove Subdivision. (Ward 3)

STAFF PRESENTATION

Justin Wyse, Director of Planning, stated that construction for the Schoettler Grove subdivision has been ongoing and the development team is now requesting to replace the original construction and maintenance agreements and sureties.

In accordance with the UDC, the replacement construction and maintenance escrows and agreements are being presented to the Planning & Public Works Committee for review and recommendation prior to proceeding to City Council. After reviewing the request and the existing construction activities, Staff has no concerns with the replacement.

DISCUSSION

Councilmember Hurt commented that there were only a few homes left under construction so the final escrow releases should take place in approximately a year. Mr. Wyse stated that before the final release occurs, MSD must sign off on the bioretention basins and they will not sign off on the basins until the development is completed.

Councilmember Hurt made a motion to forward Replacement Construction and Maintenance Deposit Agreements and Sureties for the Schoettler Grove Subdivision to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Replacement Construction and Maintenance Deposit Agreements and Sureties for the Schoettler Grove Subdivision.]

IV. OTHER

Chair Monachella informed the Committee that there is an agenda item that will soon be considered by the Maryland Heights Planning Commission which would rezone property in the Howard Bend levee protected area that is located behind River Valley Drive. The proposal is to construct a distribution center which would allow the Wentzville GM plant to repair and store trucks until they are ready for shipping to various locations around the country. There are approximately

3,000 outdoor parking spaces with plans for an office building and repair garage onsite. At one time, this property was considered for residential zoning; however, a new developer wants to rezone it to manufacturing to accommodate this use for General Motors.

Chair Monachella stated that some residents are concerned because the proposed development will be located adjacent to the River Bend subdivision. These residents are worried about noise and lighting the use will generate due to running two shifts from 8 a.m. to 2 a.m. There is also a concern about additional traffic on Hog Hollow Road. Therefore, Chair Monachella requested an update on the vacation of Hog Hollow Road.

Jim Eckrich, Director of Public Works, stated that the Committee discussed the vacation of Hog Hollow Road in early 2020. At that time, Staff was directed to pursue the possible vacation of Hog Hollow Road as a public roadway. He further stated that this will be a complex vacation because of the way Hog Hollow Road was created. Mr. Eckrich explained that there are multiple rights of way and that part of the roadway is not contained within any right of way. There are also two transmission water mains along Hog Hollow that distribute water to the majority of St. Louis County. Finally, there is one property which is accessed from Hog Hollow Road.

Mr. Eckrich stated that he has met with representatives from the Missouri American Water Company and the St. Louis City Water Company and that he believes the road could be vacated in such a manner that it would be beneficial to both water companies. This would potentially include a gate at the bottom of Hog Hollow Road near the railroad tracks. The next step is to determine how to approach the right of way vacation with the residential property owner accessed via Hog Hollow Road. The City Attorney has been researching the title work for Hog Hollow and is working to determine how best to present the roadway vacation to the residential property owner.

Justin Wyse, Director of Planning stated that he has informed the Maryland Heights City Planner of Chesterfield's intent to vacate the road.

In response to Councilmember Hurt's question, Mr. Eckrich confirmed that the ultimate goal is to vacate the City's interest in Hog Hollow Road completely. Ideally, the roadway would exist as a private road providing access the residential property owner and, at the bottom, there would be a gate that would restrict access to the water plants. At Olive Boulevard, there would be a sign stating that the road is private and to not enter. Mr. Eckrich was reluctant to provide a timeline for the vacation due to its complexity.

V. ADJOURNMENT

The meeting adjourned at 6:46 p.m.