

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: Justin Wyse, Director of Planning **JW**
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 24, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 24, 2023 in Conference Room 101.

In attendance were: **Chair Merrell Hansen** (Ward IV); **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Councilmember Aaron Wahl (Ward II); Councilmember Gary Budoor (Ward IV); Justin Wyse, Director of Planning served as the Recording Secretary at the meeting; Shilpi Bharti, Planner; Alyssa Ahner, Planner;

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 10, 2023 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of August 10, 2023 with the change to a misspelling on page 2 of the minutes. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

II. UNFINISHED BUSINESS - None

III. NEW BUSINESS

A. Planning Commission Nominee Interview

Chair Hansen asked Mr. Walter Bilgram to give a brief summary of his background and interest in serving on the Planning Commission. Following Mr. Bilgram's introduction, the Committee provided an overview of many of the important elements of the position.

Councilmember Hurt made a motion to forward Mr. Walter Bilgram's nomination for the Planning Commission to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

B. Power of Review: Chesterfield Commons Six, Lot 3 (Chick-fil-A) ASDSP: A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan

and Amended Architectural Elevations for a 1.28-acre tract of land zoned “C-8” Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone’s Crossing. (Ward 4)

STAFF PRESENTATION

Shilpi Bharti, Planner presented an overview of the proposed changes to the site to accommodate an expanded drive-thru lane, relocate menu board and order canopy, install a canopy on the east side of the building, adjustments to landscaping and lighting based on the changes, and the associated request for 45% parking reduction. The Planning Commission approved the project by a vote of 4-2 and Power of Review was called by Councilmember Hansen.

DISCUSSION

Discussion was held regarding concerns from neighboring property owners regarding trash pickup and shared parking. Councilmember Monachella expressed her concern for the 20% increase in the drive-thru customers. She expressed that the increase percentage might create an additional congestion. The project engineer from Chick-fil-a noted that the drive-thru expansion will have total of 33 stacking space, which is double the number of stacking space existing on the site. The increase in stacking number will address the 20% increase, additionally he mentioned that they are reducing the number of seats for dine-in customers, and expanding the size of kitchen to offer faster delivery to the drive-thru customers.

Additionally, the committee discussed concerns with the amount of parking being removed and expressed a preference to reduce green space to maintain as much parking as possible on the site while improving conditions that result in congestion from the drive thru spilling onto adjacent roadways. Mr. Wyse noted that they were at the minimum green space percentage on the site and may not be able to further reduce the parking islands to accommodate replacement parking.

Councilmember Hurt made a motion to postpone **Chesterfield Commons Six, Lot 3 (Chick-fil-A)** until the next meeting to allow time for the neighbors to discuss cooperative maintenance and allow the design team to investigate options to minimize the amount of lost parking on the site. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

- C. **P.Z. 10-2023 Carshield F.C. (Stock & Associates)**: A request to rezone from “PI” Planned Industrial to a new “PI” Planned Industrial district for a 16.58-acre tract of land located east of Eatherton Rd and north of Wings Corporate Dr. (17W130064). (Ward 4)

STAFF PRESENTATION

Alyssa Ahner, Planner presented an overview of the request to add additional uses to allow for outdoor and indoor soccer facilities on the site, adjust setbacks, allow for taller lighting standards to be installed with the proposed fields, and provide a Preliminary Development Plan for the proposed development.

DISCUSSION

The committee discussed concerns about increasing traffic on Eatherton Road and Mr. Wyse noted that a traffic study would be required with a future site development plan submittal for the

project. Additionally, the committee discussed the impact on lighting and noted the distance of residential properties from the proposed lighting.

Several Councilmembers noted concerns about soccer balls leaving the property. Mr. George Stock, on behalf of the project, stated that fencing, netting, and landscaping will be utilized in various areas around the site to minimize the occurrences of this similar to Maryville off Conway Road in Town and Country.

Councilmember Hurt questioned the driveway spacing proposed. Ms. Ahner informed the committee that the current configuration is slightly short of the City's UDC requirement and the Attachment 'A' references that these are conceptual location and that all access management requirements will be met on the Site Development Plan. Mr. Wyse noted that the two access points on the northern portion of the site are required by the Monarch Fire Protection District. Councilmember Hurt noted, and George Stock concurred, that additional restrictions such as gating or limited access (e.g., right-in / right-out) may be necessary.

Councilmember Monachella made a motion to forward P.Z. 10-2023 Carshield F.C. (Stock & Associates) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 10-2023 Carshield F.C. (Stock & Associates).]

- D. **P.Z. 11-2023 Burkhardt Place, Lot 11:** A request for an ordinance amendment to the existing "PC" Planned Commercial District to new "PC" Planned Commercial District for 0.32 of the Historical District, located on the south side of Old Chesterfield Road (17T220036). (Ward 4)

STAFF PRESENTATION

Shilpi Bharti, Planner presented the request to modify development criteria for the existing site. The proposed changes would allow for renovation of the existing structure and address areas of existing non-conformance on the site. Additionally, staff has coordinated with the applicant since the Planning Commission meeting and proposes that the committee consider including an amendment to clarify when TGA payments are required.

DISCUSSION

The Committee noted the improvements that the applicants have made along the historic corridor and the benefits to the City with the preservation and enhancement efforts made.

Councilmember Hurt made a motion to forward P.Z. 11-2023 Burkhardt Place, Lot 11 to City Council with an amendment to clarify when TGA payments are due with a recommendation to approve. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 11-2023 Burkhardt Place, Lot 11.]

- E. **Public Street Acceptance – Schoettler Grove Subdivision** (Ward 3)

STAFF PRESENTATION

Justin Wyse, Director of Planning explained that Public Works staff recently conducted an inspection of the Schoettler Grove subdivision. As part of the inspection, Staff has determined that the following street meets the City of Chesterfield's design and construction standards for acceptance as public streets:

- Schoettler Grove Court: Approximately 1,965 feet; from Schoettler Road to the cul-de-sac Book 364, Pages 109-110

DISCUSSION

Councilmember Hurt noted there have been ongoing complaints regarding the home under construction on Lot 17. Specifically, there is a port-a-potty on the lot and his preference would be for the construction to install plumbing and use the home. Councilmember Mastorakos stated that she believes temporary facilities are more appropriate for this type of project.

Councilmember Hurt made a motion to postpone **Public Street Acceptance – Schoettler Grove Subdivision** until the next meeting. The motion was seconded by **Councilmember Monachella** and **passed** by a voice vote of 4-0.

F. [International Property Maintenance Code](#)

STAFF PRESENTATION

Justin Wyse, Director of Planning explained that Staff presented to the Planning and Public Works Committee in May regarding two conflicting sections of City Code regarding property maintenance requirements. After discussion, the Committee directed Staff to prepare an ordinance that would repeal the 2015 International Property Maintenance Code.

This would remove the conflicting ordinance and result in property maintenance being regulated under Section 500.140 Minimum Exterior Standards. As previously discussed, this limits the City's authority to regulate property to exterior elements only.

DISCUSSION

The Committee discussed concerns with complaints that would be forwarded to the St. Louis County Department of Public Health. Councilmember Monachella indicated that she was told by the County that approval from the City would be required before action taken by the County. The Committee asked staff to follow up on these requirements so they are fully aware of the County's requirements moving forward.

Councilmember Hurt made a motion to forward the repeal of the **International Property Maintenance Code** to City Council with a recommendation to approve an ordinance repealing the International Property Maintenance Code. The motion was seconded by **Councilmember Mastorakos** and **passed** by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on the [International Property Maintenance Code](#).]

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:05 p.m.