



MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
August 21, 2008

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 21, 2008 in Conference Room 101.

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

Also in attendance were David Banks, Planning Commission Liaison; Mike Geisel, Director of Planning & Public Works; Brian McGownd, Director of Public Works/City Engineer; Aimee Nassif, Planning & Development Services Director; 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 August 7, 2008 Committee Meeting Summary

Councilmember Nation made a motion to approve the Meeting Summary of August 7, 2008. The motion was seconded by **Councilmember Geiger** and **passed** by a voice vote of 3 to 0 with 1 abstention.

II. OLD BUSINESS - None

III. NEW BUSINESS

A. **P.Z. 14-2008 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc. & Dierbergs Four Seasons, Inc.):** A request for a change of zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 8.25 acre tract of land located southwest of the intersection of Olive Boulevard and Woods Mill Road. (16Q210763)

STAFF REPORT

Aimee Nassif, Planning & Development Services Director, explained that the Four Seasons Development is requesting to rezone from a "C-8" Planned Commercial District to a "PC" Planned Commercial District in order to clean up their uses and to update their old ordinance from St. Louis County. The site includes Viviano's Restaurant and the Brunswick Bowling Center.

A public hearing was held at the May 28, 2008 Planning Commission meeting and at the following August 11, 2008 Planning Commission meeting the change of zoning was approved by a vote of 8 – 1.

Issues that were presented at the May 28, 2008 meeting:

- Hours of operation have been consolidated and included in the new Ordinance.
- Uses have been reduced.
- A 20% parking reduction was granted in 1989 by St. Louis County for this development. If the reduction is not included in the Ordinance, the site will not be compliance.

Mr. Geisel explained that the original St. Louis County Ordinance limited the number of restaurants and seats, which has resulted in the site not being in compliance. At the Petitioner's request, the limit on the number of restaurants was not carried forward.

DISCUSSION

Use "ff"

It was noted that the Petitioner agreed to modify use "ff" as follows:

- "Recreational facilities, indoor ~~and illuminated outdoor~~ facilities, including swimming pools, tennis courts and gymnasiums and indoor theaters."

Landscaping

Chair Hurt directed questions to the Petitioner regarding future landscaping plans for the parking lot. The Petitioner agreed that they will consider improvements. Ms. Nassif responded that by adding additional landscaping to the site it will cause a reduction in the current parking.

Parking

Councilmember Schenberg requested confirmation that if a new business is added to the development, which has a higher parking requirement, it will be governed by the current Parking Ordinance minus the 20% reduction. Ms. Nassif confirmed that Staff examines the parking calculations for the entire site for every new use that is requested.

Councilmember Schenberg made a motion to forward P.Z. 14-2008 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc. & Dierbergs Four Seasons, Inc.) to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and passed by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the _____, 2008 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. 14-2008 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc. & Dierbergs Four Seasons, Inc.)].

- B. Residential Sewer Lateral Repair Program:** A request to approve a one-year extension of the current contract with Tope, Inc.

STAFF REPORT

Brian McGownd, Director of Public Works/City Engineer, stated that currently the City has a three-year contract with Tope Plumbing, Inc. The current contract will expire at the end of 2008 and Staff is requesting authorization from the Committee to extend the contract for one more year at the 2008 price level. He commended the work Tope has done in the past and would like to lock in prices for the following year.

Chair Hurt made a motion to forward the Residential Sewer Lateral Repair Program one year contract extension to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger

DISCUSSION

Councilmember Geiger asked for clarification on the current budget for the program.

Mr. McGownd responded that the City collects an estimated \$400,000 a year for the program and after verifying with the Finance Department, there is currently a balance close to \$600,000, but each year the finances fluctuate.

Councilmember Nation had a question regarding septic issues. Mr. McGownd clarified that the sewer lateral line from the house to the septic system is covered under the program, but not the actual tank or drain field.

The Committee's general consensus is complete satisfaction with the program.

The motion passed by a voice vote of 4 to 0.

[Please see the attached report prepared by Brian McGownd, Director of Public Works/City Engineer, for additional information on Residential Sewer Lateral Repair Program].

- C. **Yield Sign – Village Green Parkway/Clayton Road:** A request to delete the existing yield sign at the intersection of Village Green Parkway and Clayton Road from the Traffic Code.

STAFF REPORT

Brian McGownd, Director of Public Works/City Engineer, explained that the Yield Sign is not necessary because of the signal that MODOT installed at the site.

Chair Hurt made a motion to recommend approval of the attached ordinance which removes the yield sign located on southbound Village Green Parkway at Clayton Road from the Traffic Code and to forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 4 to 0.

Note: One bill, as recommended by the Planning Commission, will be needed for the _____, 2008 City Council Meeting.
See Bill #

[Please see the attached report prepared by Brian McGownd, Director of Public Works/City Engineer, for additional information on Yield Sign – Village Green Parkway/Clayton Road].

IV. ADJOURNMENT

The meeting adjourned at 5:51 p.m.