

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning & Development Services
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 9, 2018

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A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 9, 2018 in the Council Chambers.

In attendance were: **Chair Michelle Ohley** (Ward IV), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Cassie Harashe, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the July 19, 2018 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of **July 19, 2018**. The motion was seconded by Councilmember Flachsbart and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

A. Parking Stall Dimensions

B. Mixed Use Parking

Since there were no updates on these two items, Chair Ohley stated the items will be placed on the August 23, 2018 agenda.

III. NEW BUSINESS

150 N. Eatherton Road (P.Z. 12-2016 Time Extension Request) (Ward 4)

STAFF REPORT

Justin Wyse, Director of Planning & Development Services, stated that this is a request for an 18-month time extension for the parcel at 150 N. Eatherton Road. The property was rezoned from “NU” Non-Urban District, to “PI” Planned Industrial District in February of 2017. The Ordinance for the site requires submission of plans within 18 months. They have not submitted plans at this point as the developer continues to market the property. Therefore, they are requesting another 18-month time extension for submission of plans.

Councilmember Hurt made a motion to forward 150 N. Eatherton Road (P.Z. 12-2016 Time Extension Request) to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on 150 N. Eatherton Road (P.Z. 12-2016 Time Extension Request.)]

B. Replacement Construction and Maintenance Escrows for the Falling Leaves Estates II Record Plat (Ward 4)

STAFF REPORT

Justin Wyse, Director of Planning & Development Services, stated that Falling Leaves Estates II is a 17.4 acre tract that has been divided into four lots. Currently the guarantees for the construction and maintenance agreements are in the form of a cash deposit with the City. The developer has since requested that the cash surety be refunded and replaced with a Letter of Credit. Staff has reviewed the request and recommends approval.

Councilmember Flachsbart made a motion to forward Replacement Construction and Maintenance Escrows for the Falling Leaves Estates II Record Plat to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on Replacement Construction and Maintenance Escrows for the Falling Leaves Estates II Record Plat.]

C. Friendship Village Bond Issuance from St. Louis County (Ward 1)

STAFF REPORT

Justin Wyse, Director of Planning and Development Services, stated that Friendship Village has been working with St. Louis County for the issuance of Industrial Revenue Bonds for improvements to their location on Olive Boulevard. Due to statutory requirements, the City of Chesterfield must approve the project before the bonds can be issued, therefore, a Resolution has been prepared. Friendship Village has a project currently under construction which was approved by City Council in November of 2017. The resolution states that the City is approving the project and the issuance of bonds by St. Louis County. Such approval does not obligate the City in any manner with respect to the repayment of the bonds or impact the required planning or permitting approvals of the Council or Planning Commission related to construction.

Councilmember Flachsbart made a motion to forward the Friendship Village Bond Issuance Resolution to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 4-0.

Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the August 20, 2018 City Council Meeting. See Resolution #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on the Friendship Village Bond Issuance Resolution.]

D. FSP 55-2018 ExteNet Systems, Inc. (N. Spirit Drive) (Ward 4)

STAFF REPORT

Justin Wyse, Director of Planning & Development Services, stated the request is for a Facilities Siting Permit (FSP) to install a new wireless telecommunications facility at 17839 Chesterfield Airport Road, which is currently an undeveloped parcel. The installation will be located within an existing utility easement. The proposed installation consists of a standard wood utility pole to be purchased from and installed by Ameren. Equipment and antennas will be mounted on the pole. The pole with the antenna mounted on top will total 32'6 inches in height.

Councilmember Ohley made a motion to forward FSP 55-2018 ExteNet Systems, Inc. (N. Spirit Drive) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on FSP 55-2018 ExteNet Systems, Inc. (N. Spirit Drive).]

At this time, **Councilmember Hurt** made a motion to discuss New Business Items F, G, and H before Item E. The motion was seconded by Chair Ohley and **passed** by a voice vote of 4-0.

F. Levee Trail Easement Transfer to Wildwood

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that approximately 7,800 feet of the Levee Trail is located within the City of Wildwood. This portion of the trail has been maintained by Chesterfield. Staff recently met with Wildwood city officials to discuss transferring the easement and future trail maintenance of this portion of the trail to the City of Wildwood. Wildwood was agreeable to the transfer, therefore, a Resolution and Quit Claim Deed have been drafted to finalize this transfer.

Councilmember Ohley made a motion to forward a Resolution for the Levee Trail Easement Transfer to Wildwood to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4-0.

Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the August 20, 2018 City Council Meeting. See Resolution #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the Monarch Chesterfield Levee Trail transfer to Wildwood.]

G. Metro St. Louis Cooperative Deicing Salt Program

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that the City of Chesterfield administers the Salt Coop on behalf of 51 cities and 7 school districts within St. Louis County. The City's salt provider, Compass Minerals, has again agreed to extend their 2015 price of \$49.23 per ton for the 2018/2019 season. Beelman Logistics, however, was unwilling to extend its 2015 prices for delivery. Accordingly, the Department of Public Works publicly advertised for bids for salt hauling and unloading. The bid opening was held on July 11, 2018. Beelman Logistics submitted the one and only bid.

Staff recommends that the City approve the one year extension for the purchase of salt by Compass Minerals and the low bid for salt delivery by Beelman Logistics.

Councilmember Hurt made a motion to forward to City Council a recommendation to accept the one year extension for salt by Compass Minerals and the low bid for salt delivery by Beelman Logistics. The motion was seconded by Councilmember Ohley and passed by a voice vote of 3-0 with Councilmember Flachsbart abstaining.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the Metro St. Louis Cooperative Deicing Salt Program.]

H. Public Street Acceptance – Harmony Meadow Court

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that Staff recommends acceptance of Harmony Meadow Court as a public street. This street is part of the Harmony Seven subdivision. This street meets the City's design and construction standards.

Councilmember Flachsbart made a motion to forward to City Council a recommendation to accept Harmony Meadow Court as a public street. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the August 20, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the Public Street Acceptance-Harmony Meadow Court.]

- E. **Mobil Mart at Baxter and Clayton (Brite Worx)**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.72 acre tract of land zoned "PC" Planned Commercial District located on the western corner of the intersection of Clayton Road and Baxter Road. (Ward 3)

STAFF REPORT

Cassie Harashe, Planner, presented the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a Brite Worx carwash facility located at the corner of Baxter Road and Clayton Road.

The Planning Commission reviewed the project at its July 9, 2018 meeting where additional information regarding colors of the accessory elements and revised section views were requested. This item was again reviewed at the July 23, 2018 Planning Commission meeting. After considerable discussion, the Planning Commission recommended approval by a vote of 6-1, with a six foot wall closest to the carwash and stainless steel accessory structures. Since the Planning Commission meeting, the applicant has submitted a letter requesting that the accessory structures remain blue.

DISCUSSION

In response to Councilmember Hurt's question, Ms. Harashe stated that the canopy has been removed from the vacuum stations. The Petitioner has also removed the blue balls which are being replaced with an all-in-one vacuum station. While the vacuum station is depicted in yellow in the illustration, the Petitioner is requesting that the color be blue.

In response to the Petitioner's belief that they are not being treated fairly, Councilmember Hurt provided photos of the buildings on the surrounding three corners. The mortgage company building has earth tone brick from the bottom all the way up to the top, except for the sign. Walgreen's has earth tone brick from the ground all the way up to the top, with a sign of a different color. The gas station/convenience store is mostly earth tones from the bottom to the top with the color on the canopy. The nearby Gold's gym also has earth tone brick from the bottom to the top. Therefore, Councilmember Hurt stated it is not an unreasonable request to ask for earth tones with a small accent color to give the building some definition.

Councilmember Hurt further stated that the rendering provided does not depict stone from the bottom to the top. Based on previous discussions, he thought the Petitioner was going to incorporate the same style of building materials used on the nearby Mia Sorella restaurant; namely gray stone from the bottom to the roofline. The rendering presented does not reflect this. Councilmember Hurt also stated that the blue accent color that runs horizontally above the windows is appropriate, however, he does not feel it is necessary to have blue on the towers or the pay canopy. Planning Commission Chair Merrell Hanson stated that the Planning Commission understood that the stone would be at the bottom with brick extending to the top, and that the Planning Commission did request that earth tones be used to resemble the look of the Mia Sorella restaurant.

There was some discussion regarding the color differences of the actual stone sample provided and what was depicted in the rendering. To clarify the building materials, Kevin Kamp, Civil Environmental Consultants, stated that there is stone at the bottom with a limestone cap then brick veneer with a limestone cap. The parapets are constructed out of EFIS with an aluminum cap that matches the blue trim on the roof of the wash tunnel. There is also blue on the pay

station canopy. The stone color on the rendering is merely an artist's interpretation of stone and it does appear darker than the sample. The windows are also an artist's interpretation of windows. They appear slightly blue to depict that they are windows. They will not actually be blue.

After further discussion regarding the placement of the blue accent color and discrepancies in the rendering versus the actual sample materials and their relationship to Mia Sorella, Councilmember Hurt stated that there are too many inconsistencies to move the item forward. He suggested that a meeting take place between himself, Councilmember Moore, Staff and the Petitioner in an effort to resolve the inconsistencies.

In response to Councilmember Mastorakos' inquiry regarding the removal of vegetation, Mr. Kamp stated that a total of six trees will be removed. The City is requesting that four ash trees be removed. Another tree will be removed because of the stormwater detention basin and a hickory tree will be removed as grading will disturb the drip line and root mass. Ms. Harashe stated that City Code requires that all deciduous trees planted must have at least a 2.5 inch caliper and that all evergreen trees must be at least 6 feet tall to ensure that they grow successfully. In response to Chair Oley's questions regarding the overgrown honeysuckle, Mr. Kamp confirmed they would be removing it from the subject site.

Councilmember Hurt made a motion to postpone Mobil Mart at Baxter and Clayton (Brite Worx) until the August 23, 2018 Planning & Public Works Committee meeting with the understanding that a meeting will be held between Councilmembers Hurt and Moore, Staff, and the Petitioner prior to that meeting. The motion was seconded by Councilmember Ohley.

Discussion after the Motion

Mr. Kamp asked if there were any other concerns they should be made aware of other than the materials and color. Councilmember Hurt reiterated his concerns: use of stone similar to Mia Sorella extending from the ground up to the roofline and the blue color only on the roofline. The Planning Commission had expressed some concern with the height of the wall surrounding the structure. Ms. Hansen stated that the Planning Commission ultimately decided on a wall height of 6 feet, as an 8 foot wall would not provide additional screening of the towers.

The above motion was **passed** by a voice vote of 4-0.

IV. OTHER – None.

V. ADJOURNMENT

The meeting adjourned at 6:42 p.m.