

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, May 23, 2024



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, May 23, 2024 in Conference Room 101.

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

Also in attendance were: Councilmember Gary Budoor (Ward IV); Justin Wyse, Director of Planning; Jim Eckrich, Director of Public Works/City Engineer; Shilpi Bharti, Planner; Theresa Barnicle, Executive Assistant; George Stock, Engineer for Gumbo Flats, LLC; Stephen Kling, Attorney from Jenkins & Kling on behalf of Gumbo Flats, LLC; and Bob Wulff, Resident.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 9, 2024 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of May 9, 2024. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of **4-0**.

II. UNFINISHED BUSINESS

A. Logan Park Crosswalk: A proposal to add a crosswalk on Schoettler Road near Logan Park (Ward 3).

DISCUSSION

Councilmember Hurt asked for the item to be postponed until after an onsite meeting which will be held on Friday, May 31.

Mr. Bob Wulff, resident of 14616 Summer Blossom Drive, spoke in opposition for the proposal stating that the location of the site is in close proximity to his backyard, and that he is concerned about the flashing lights from the RRFB sign shining into his and his neighbors' backyards. He would like the committee to consider an alternate location for the proposed crosswalk.

Councilmember Hansen made a motion to postpone a decision on Logan Park Crosswalk. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of **4-0**.

III. NEW BUSINESS

- A. **P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. (Gumbo Flats Properties, LLC)**: A request for an ordinance amendment to create a new “PI” Planned Industrial District for two parcels zoned “M3” Planned Industrial District, “NU” Non-Urban District and “PI” Planned Industrial District, totaling 78.07 acres located on the north side of Outer 40 Road (Ward 4).

STAFF PRESENTATION

Shilpi Bharti, Planner, presented the request from Stock & Associates Consulting Engineers, Inc, on behalf of Gumbo Flats Properties, LLC for an ordinance amendment to create a new “PI” Planned Industrial District by including the “M3” Planned Industrial District, “PI” Planned Industrial District, and “NU” Non-Urban District parcels. The ordinance amendment will modify the specific criteria and legal description in the existing ordinance of the PI District, Ordinance 2944 and expand the legal description to consolidate one zoning over the area.

A Public Hearing was held on March 11, 2024 for this petition, during which the City of Chesterfield Planning Commission raised multiple issues regarding the visual impact of the proposed parking area, concern regarding the amount of tree removal associated with the proposed Improvements, and consistency with Conservation land use designation.

The petition was reviewed by the Planning Commission on May 13, 2024. Planning Commission approved this petition with two amendments. The first amendment was to include a restriction within the Attachment A to limit building height for lot D to 65 feet and include a 20-foot height restriction for rest of the subject site. The second amendment was to have a setback requirement from the west property line of the Planned Industrial District. The amended motion was passed, by a vote of 9 to 0.

DISCUSSION

Councilmember Hurt requested from the applicant going forward to include renderings so that the committee is able to see what the plan is envisioned as. He questioned if there might be other uses considered in the future. Mr. Kling assured there are no other plans at this time.

Councilmember Mastorakos inquired as to what the floodplain regulations are. Mr. Wyse clarified the difference between a floodway and floodplain to which there are components of both aspects within this site. With a floodway, it is an area that regularly sees flooding and is very restrictive when it comes to changes within, so is therefore difficult to develop. A floodplain on the other hand is an easier area to develop, but still comes with a set of criteria to be met before development can occur. Mr. Stock assured the Committee that everything north of the levee is a floodplain, and none of the fill they are doing will be in the floodway.

Councilmembers Hansen and Mastorakos had concerns about the uses of the site and how it impacted the conservation aspect of the area especially concerning the floodplain. They are unsure of what the area could become in the future despite the limitations on the plan, and how changing the zoning would affect this.

Councilmember Monachella made a motion to forward P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. (Gumbo Flats Properties, LLC) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and failed to pass by a voice vote of 2-2, with Councilmembers Hansen and Mastorakos voting nay.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. (Gumbo Flats Properties, LLC).]

IV. OTHER

Councilmember Hansen gave a brief update regarding the status of her work regarding potential Chesterfield Valley signage.

V. ADJOURNMENT

The meeting adjourned at 6:45 p.m.