

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, May 18, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, May 18, 2017 in Conference Room 101.

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

Also in attendance were: Planning Commission Chair Stanley Proctor; Jim Eckrich, Director of Public Works/City Engineer; Jessica Henry, Senior 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 May 4, 2017 Committee Meeting Summary

Chair Tilman made a motion to approve the Meeting Summary of May 4, 2017. The motion was seconded by Councilmember Flachsbart and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

A. Placement of Solid Waste Containers

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, presented two draft ordinances restricting the placement of solid waste containers. As directed by the PPW Committee, Staff has included the language regarding registering complaints that is included in other sections of Code.

Mr. Eckrich further explained that Draft Ordinance A is the current Ordinance with the above language included. Draft Ordinance B states that "containers shall be stored inside the garage or within any side or rear yard, such that the containers are not visible from a street which abuts the property" and also includes the language above.

DISCUSSION

Councilmember Flachsbart made a motion to forward both Draft Ordinances to City Council for further discussion and approval.

The above motion failed for lack of a second. **Councilmember Ohley made a motion to amend Draft Ordinance B as follows and forward to City Council with a recommendation for approval:**

Containers shall be stored inside the garage or within any side or rear yard such that the containers are screened in such a manner that they are not visible from a street which abuts the property. The maximum number of containers stored and screened within any side or rear yard shall not exceed seven (7) at any given time.

The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

Discussion after the motion

There was further discussion regarding anonymous complaints and Mr. Eckrich stated that anyone registering a complaint must disclose their name and address as outlined in Section 7 of the City Code.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the June 5, 2017 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on Placement of Solid Waste Containers.]

- B. P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.):** A request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District for a 16.0 acre area of land at 18331, 18333 and 18335 Chesterfield Airport Rd., located at the northwest side of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V410060, 17V410026 and 17V410037).

STAFF REPORT

Jessica Henry, Senior Planner, stated that at the May 4, 2017 PPW meeting, Staff was directed to amend Section I.I.3 of the Attachment "A" to address access to the subject site from the future Olive Street Road extension in the event that the extension became a State road. The Green Sheet amendment is as follows:

Section I. Access/Access Management

- 1. At such time that the Olive Street Road extension becomes a State roadway under the jurisdiction of MoDOT, the northern access point to this roadway shown on the Preliminary Site Plan attached hereto as Attachment "B" shall be terminated as directed by the City of Chesterfield.*

In addition to the Green Sheet amendment, Staff recommends that the following language be added to Section I to clarify that the street alignment shown on the Preliminary Plan is not necessarily the final alignment. The right-of-way could shift depending upon St. Louis County's determination of the final alignment.

The final alignment of the Olive Street Road extension shall be as directed by the City of Chesterfield and St. Louis County Department of Transportation. Should the final alignment differ from the Preliminary Site Plan, attached hereto as Attachment "B," the

developer shall dedicate the right-of-way necessary to achieve the final alignment upon request of the City of Chesterfield and/or St. Louis County Department of Transportation.

DISCUSSION

There was further discussion regarding St. Louis County's right to disallow an access point onto Olive Street Road at such time the roadway is extended.

Councilmember Flachsbart made a motion to modify the Green Sheet amendment to include that St. Louis County may terminate the northern access point if desired. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.

Councilmember Flachsbart made a motion to forward P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.), as per the revised Green Sheet amendment and additional amendment recommended in the Staff report, to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley 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 June 5, 2017 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.).]

III. NEW BUSINESS

A. CNG Cargo Van

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that as part of the original Compressed Natural Gas (CNG) Fleet and Fueling Station grant, City Council voted to proceed with the construction of the fueling station and the purchase of nine CNG trucks. However, the cargo van and three of the 1.5 ton trucks were removed from the project due to lack of bids. Staff has since learned that the CNG package for those vehicles has not yet been approved, which is the likely reason that no bids were received.

After reviewing the budget, Mr. Eckrich recommends postponing the purchase of the three 1.5 ton trucks until next year and to proceed with the purchase of a gas-fueled cargo van at this time. The cargo van can be purchased for \$24,312 through the Missouri State Bid program utilizing existing funds budgeted within the Vehicle Maintenance Division of the General Fund. The van will be utilized by facility maintenance personnel and will replace an existing truck.

Councilmember Hurt made a motion to recommend that City Council approve the purchase of a gas-fueled cargo van in the amount of \$24,312. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 4-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the purchase of a cargo van.]

B. Wilson Avenue Signage

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, reported that there are 12 City street signs on Wilson Avenue of which 7 read "Wilson Road" and 5 read "Wilson Avenue." Staff reviewed the history of Wilson Avenue and found that the majority of the subdivision plats reference Wilson Avenue and the U.S. Post Office and St. Louis County both use the name "Wilson Avenue." Accordingly, Staff is recommending that all the signage be adjusted to read "Wilson Avenue." Both Google and Wunnenberg, however, list the road as Wilson Road, therefore, if approved, Staff will contact both agencies to have the name corrected.

Councilmember Hurt made a motion to accept Staff's recommendation to change Wilson Road signage to Wilson Avenue after coordinating the change with other agencies. The motion was seconded by Councilmember Flachsbart and **passed by a voice vote of 4-0.**

It was agreed that Staff will provide a brief summation for Chair Tilman to present to City Council informing them that a change in signage was approved.

IV. OTHER

Planning Commission Chair, Stanley Proctor, announced that this will be his last PPW meeting. His term expires June 5 and he has decided to retire. The Planning Commission Vice Chair will step into his position subject to Council approval. He thanked the Committee for working with him and stated he appreciates the service they provide to the City of Chesterfield.

Mr. Proctor was commended for the manner in which he has conducted the Planning Commission meetings and the Committee thanked Mr. Proctor for his dedicated service.

V. ADJOURNMENT

The meeting adjourned at 6:17 p.m.