

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, March 9, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, March 9, 2023 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: Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Shilpi Bharti, Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the February 23, 2023 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of February 23, 2023. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

II. UNFINISHED BUSINESS – None.

At the request of Jim Eckrich, Director of Public Works/City Engineer, New Business Item B was presented first.

III. NEW BUSINESS

B. Sewer Lateral Program Analysis

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that this is a very successful program which addresses problems that residents have with their sewer lateral line between their house and the MSD connection.

Mr. Eckrich explained how the Sewer Lateral Program operates and stated that in 2013 due to the healthy fund balance of the Program, the application fee was reduced from \$200 to \$100. Prior to 2017, operating transfers were made from the General Fund to the Sewer Lateral fund to cover a portion of the salaries of the two employees who primarily administer the Program. That

practice has since been discontinued and those expenses are now absorbed by the General Fund.

We have now reached the point where expenditures exceed revenues. Over the last five years, the program has been running a deficit of about \$11,400 per year.

In order to address the deficit, the City has the following options:

1. Restore the application fee back to \$200. Estimated annual revenue increase of \$12,000.
2. Cap repair costs at \$10,000 instead of \$15,000. Estimated annual savings are approximately \$15,000.
3. Implement a cost share program whereby residents would pay 20% of the actual cost of the repair. The annual expenditure reduction would be \$90,000.
4. Consideration to restore the annual transfer from the General Fund to the Sewer Lateral Fund to cover a portion of the salaries of those employees who administer the Program. Estimated annual cost to the Program of restoring these transfers would be \$50,000.
5. Increase the annual Sewer Lateral tax from \$28 to \$50. Increasing the tax would require a vote of the residents. If approved, it would result in an annual revenue increase of over \$300,000.

Due to the effectiveness and popularity of the Program, Staff is reluctant to reduce services. However, the City cannot operate the Program at a deficit. Therefore, Staff recommends that the application fee be returned to \$200 which will generate approximately \$12,000 per year to cover the average deficit over the last five years.

Of note, Mr. Eckrich pointed out that the memorandum in the packet states that the current application fee is \$100. However, the fee was recently adjusted for the CPI and it was increased to \$125. Accordingly, Staff's recommendation is to increase the fee from \$125 to \$200.

DISCUSSION

Chair Hurt commented that option 5 would not be a good choice at this time and he is not in favor of reducing the cap to \$10,000. However, at some point in the future, we may want to consider some of the other options along with the increased application fee.

Councilmember Monachella asked about the fund balance, which appears to be healthy. Mr. Eckrich explained that the end-of-year balance is healthy, but that the fund is trending low (below \$100,000) in November. The General Fund could be used to temporarily cover any deficit, but the preference would be to maintain the Sewer Lateral Fund with a positive balance at all times. A monthly cashflow spreadsheet was included in the packet.

Councilmember Hansen made a motion to recommend to City Council that the Sewer Lateral Program application fee be increased from \$125 to \$200. The motion was seconded by Councilmember Mastorakos 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 Sewer Lateral Program Analysis.]

- A. P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC):** A request for a zoning map amendment from the "M3" Planned Industrial District

to “PC” Planned Commercial District for 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022). (Ward 4)

STAFF PRESENTATION

Shilpi Bharti, Planner, presented the request for a zoning map amendment for four parcels from the “M3” Planned Industrial District to “PC” Planned Commercial District. The Petitioner is requesting to rezone the property in order to allow for 28 permitted uses.

A Public Hearing was held on January 23, 2023 during which the Planning Commission raised multiple issues related to permitted uses and the proposed gravel parking lot located north of the Levee Trail.

These issues and the petitioner’s response were discussed at the February 27, 2023 Planning Commission meeting. The Planning Commission voted to approve the petition with an amendment to include a restriction within the Attachment A that the gravel parking area on the north side of the levee not be used as a storage area associated with dealership or repair uses or for inventory. The amended motion passed by a vote of 8-0.

DISCUSSION

Chair Hurt expressed his concerns related to the gravel parking area. In response, Mr. Wyse stated that due to levee restrictions, there are limitations on what can be done to screen the parking area. Regarding, dust control, Mr. Wyse stated that the applicant could either provide a water truck or pump water from the lake.

Councilmember Monachella stated that she would like to restrict the permitted uses in Attachment A to parcels south of the levee with the exception of item 4 Parking area, which could be allowed on parcels both north and south of the levee. However, she still has concerns with the following uses:

- Automobile Dealership
- Motorcycle, ATV, and similar motor vehicles dealership
- Recreational Vehicle Dealership

Discussion ensued regarding the need and appropriateness of the three permitted uses listed above. George Stock, Stock & Associates, representing the Petitioner, provided the following information. He stated that Gateway Studios is purchasing 77 acres. The land south of the levee is the only developable parcel. Gateway has specific plans for development on the southeast portion. The southwest portion could be utilized by Gateway Studios, but currently they do not necessarily envision that they will utilize it. It is a small parcel that fronts I-64. There are no current plans to develop the parcel with any of those uses. However, they want the flexibility to include those uses for possible future development as they feel these uses are appropriate for that location. They are particularly interested in building a facility to sell and repair bicycles, electric bikes, etc., as this use is complementary to the Levee Trail. The Committee expressed their concern with allowing these uses in the future if the property were to be sold.

The Committee decided that the bicycle use could be included in item “n – Motorcycle, ATV and similar motor vehicles dealership,” but they would want to impose the same restrictions that Chesterfield Valley Motor Sports must adhere to with regard to the following conditions:

- i. Vehicles will be permitted to be displayed during business hours only.

- ii. Sight-proof fencing and/or landscaping shall be required for all storage areas, which shall be minimum of six (6) feet in height at the time of installation. Sight-proof fence shall be as approved on the Site Development Plan.
- iii. If there are parking spaces which exceed the required parking of the site as approved on the Site Development Plan, vehicles for sale and displayed in the parking area are limited to areas blocked from view of North Outer 40 Road by the building.

After further discussion, the following motions were made.

Chair Hurt made a motion to require that the Petitioner provide a means to control dust on the gravel lot if dust becomes a problem. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 4-0.

Councilmember Monachella made a motion to restrict Attachment A permitted uses to the area south of the levee with the exception of item “r – Parking area” which is applicable to either side of the levee. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 4-0.

Councilmember Monachella made a motion to remove item “c – Automobile Dealership” from the permitted uses. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 4-0.

Councilmember Hansen made a motion to allow item “n – Motorcycle, ATV, and similar motor vehicles dealership” as a permitted use with the similar restrictions that Chesterfield Valley Motor Sports has. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 3-1 with Councilmember Mastorakos voting nay as she is against allowing that permitted use.

Councilmember Monachella made a motion to remove item “u – Recreational Vehicle Dealership” from the permitted uses. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-1 with Chair Hurt voting nay as long as there is a way to restrict the size of the vehicles.

Councilmember Hansen made a motion to forward P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella 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 March 21, 2023 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC).]

IV. OTHER – None.

V. ADJOURNMENT

The meeting adjourned at 6:17 p.m.