

**MEMORANDUM**

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, December 8, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, December 8, 2022 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 Aaron Wahl, (Ward II); Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; 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 November 10, 2022 Committee Meeting Summary

**Councilmember Hansen** made a motion to approve the Meeting Summary of November 10, 2022. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0**.

## II. UNFINISHED BUSINESS – None.

## III. NEW BUSINESS

- A. **P.Z. 11-2022 Estates at Fire Rock (St. Austin School)**: A request for a change in zoning from a PUD – Planned Unit Development to E-1AC Estate District for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098). (Ward 4)

## **STAFF PRESENTATION**

Justin Wyse, Director of Planning, stated that St. Austin School is requesting a change in zoning from a “PUD”-Planned Unit Development into a new “E-1AC”-Estate District. In 2021, the property was zoned as a “PUD” to allow for the development of 35 single family homes, however, the developer has chosen not to move forward with the project. St. Austin School has now acquired the property and since “School” is not a permitted use under the existing “PUD” zoning district, the applicant is requesting to rezone the property back to “E-1AC”-Estate District in which “School” is a permitted use. The applicant has no intention of making any exterior modifications or improvements to the site.

A Public Hearing was held on November 14, 2022 and no issues were raised. On November 28, 2022, the Planning Commission unanimously approved the petition.

### **DISCUSSION**

There was a brief discussion regarding the historic Native American mound located on the site and Mr. Wyse indicated that the mound would remain and still be open to visitors only upon request.

**Councilmember Hansen made a motion to forward P.Z. 11-2022 Estates at Fire Rock (St. Austin School) 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 Bill, as recommended by the Planning Commission, will be needed for the January 3, 2023 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 11-2022 Estates at Fire Rock (St. Austin School).]**

### **B. Monarch Chesterfield Levee District Memo of Understanding**

#### **STAFF PRESENTATION**

Jim Eckrich, Director of Public Works/City Engineer, stated that stormwater management in the City is primarily the responsibility of the Metropolitan St. Louis Sewer District (MSD). An exception is the protected area, where the Monarch Chesterfield Levee District has assumed many of these responsibilities from MSD via a Memorandum of Understanding (MOU).

The MOU between MSD and the Levee District was updated in 2019. Upon review of the MOU, it became apparent that the 2010 MOU between the City and the Levee District should also be updated to accurately reflect the City's role in the management of stormwater within Chesterfield Valley.

In coordination with the Levee District, Staff is proposing a revised MOU with the Levee District that references the existing MSD and Levee District responsibility in accordance with their Intergovernmental Cooperation Agreement and then defines the responsibility of the City and the Levee District for stormwater management in Chesterfield Valley.

### **DISCUSSION**

In response to questions, Mr. Eckrich explained that the City has received phone calls related to stormwater concerns within the Valley in which the callers have been passed from MSD to the Levee District to the City. Due to the confusion, Staff reviewed the City's MOU with the Levee District and has made some revisions that clearly define the City's role. The City's primary role is to review development plans in Chesterfield Valley, to administer the Chesterfield Valley Storm Water Master Plan, and to serve as the floodplain manager. The Levee District is responsible for the maintenance and operation of all public stormwater and drainage improvements.

**Councilmember Monachella made a motion to forward the proposed Monarch Chesterfield Levee District Memorandum of Understanding to City Council with a recommendation to approve.** The motion was seconded by Councilmember Hansen 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 Monarch Chesterfield Levee District Memorandum of Understanding.]

**C. City Hall Carpet Selection**

**STAFF PRESENTATION**

Jim Eckrich, Director of Public Works/City Engineer, stated that the 2023 Budget includes new carpeting for the first floor at City Hall. This includes the Police Department, the Chambers and conference rooms. He stated that the carpet would be of high quality and that the City would purchase it through the State bidding process. He then presented two sample combinations from which the Committee chose one combination.

**IV. ADJOURNMENT**

The meeting adjourned at 5:47 p.m.

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