

# MEMORANDUM

TO: Mike Geisel, City Administrator  
FROM: Justin Wyse, Director of Planning **JW**  
SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, January 18, 2024



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A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 18, 2024 in Conference Room 101.

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

Also in attendance were: Justin Wyse, Director of Planning; Isaak Simmers, Planner; Theresa Barnicle, Recording Secretary; and Susan Storie, Collective Solutions Representative.

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

## I. APPROVAL OF MEETING SUMMARY

### A. Approval of the January 4, 2024 Committee Meeting Summary

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

## II. UNFINISHED BUSINESS

- A. **FSP 59-2023 AMEREN (14490 Conway Rd)**: A request for a new Facilities Siting Permit to install a new wireless telecommunications monopole located at the Union Electric Company Site south of Conway Road and north of North Outer 40 Road (Ward 2).

### **STAFF PRESENTATION**

**Mr. Isaak Simmers, Planner**, explained in his presentation the subject site is zoned as a Non-Urban district, and the proposed tower is approximately 207' from Conway Rd. The side yard setbacks are located 825' from rear property line that borders North Outer 40, 174' from West property line, and 522' from East property line. The tower is proposed to reach a maximum height of 165'. Per UDC requirements, the tower must meet the Non-Urban District setbacks or be 110% of the tower height, whichever is greater. Since the proposed submittal does not meet the 110% requirement, the applicant has provided a fall zone letter to ensure that their technology and safety measures are safe, and that the tower is designed with a fail-safe mechanism so if the tower should become damaged, it would crumble onto itself.

The monopole tower will not be for public use, but instead for Ameren's communication with monitoring services of sub stations and smart monitors installed in homes. No cell phone signal usage is proposed at this time. The tower will also be equipped with infrastructure security

measures; a chain link fence, emergency light fixture, and state mandated security signage. The proposed 165' tower will provide approximately 158 square miles of -110 dBm RSRP coverage.

## DISCUSSION

Councilmember Hurt raised the issue of camouflaging the tower, and if it could be possibly disguised in any manner, citing the example of the poles at the TopGolf facility sticking out against the landscape of the area. He was fine with whatever decision the council made whether or not to paint the structure.

Councilmember Monachella expressed her concern about what was around the site that could be damaged, specifically power lines or residential homes. She also commented on the addition of landscaping to the site, asking who would maintain any installed landscaping. Because the property belongs to Ameren, it is their decision to add any landscaping, and at this time, they have deemed it unnecessary due to there already being existing trees there. If landscaping was not going to be added, then Councilmember Monachella suggested camouflaging the fence, and cited the example of powder coating in a different color or fence slats, to which Ameren may be open to as well.

Councilmember Mastorakos was concerned about the conflict of signal strength or levels of radiation, to which representative Storie explained that is regulated through the FCC, and there should not be any issues. The Councilmember also raised the question if there would be any lights, to which it was answered that they are not putting any lights up. She was curious if anyone has spoken with any of the surrounding neighborhoods regarding the construction of the tower. There was some discussion about communication with residents, to which Chair Hansen contributed to.

Chair Hansen was also concerned about the sturdiness of the tower, and if it would damage surrounding property if it was to collapse, to which representative Storie assured these types of towers are very sturdy and designed to withstand all types of natural disaster occurrences. If, on the off-chance the tower did collapse, it is designed with a fail-safe point. Concerning the residents that live nearby, Councilmember Hansen stated that it's the Committee's responsibility to keep them informed of what's going on. Mr. Wyse stated that he would be happy to reach out to the trustees of each neighborhood to provide them with information about the project, and that there was no standard process for contacting residents, so this project was outside of the norm. The council came to a consensus that they must be contacted in some way, and Mr. Wyse would brainstorm some ideas.

### Motion

**Councilmember Mastorakos made a motion to approve FSP 59-2023 AMEREN (14490 Conway Rd) to City Council with the addition of disguised fencing discussed.** The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

### III. NEW BUSINESS

### IV. OTHER

### V. ADJOURNMENT

The meeting adjourned at 6:08 p.m.