

# IA

## MEMORANDUM



TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Public Services

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, April 18, 2013

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A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, April 18, 2013 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV); **Councilmember Barry Flachsbart** (Ward I); **Councilmember Derek Grier** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Councilmember Mike Casey (Ward III); Councilmember Bruce DeGroot (Ward IV); Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; and Kristine Kelley, Recording Secretary.

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

### I. APPROVAL OF MEETING SUMMARY

#### A. Approval of the March 21, 2013 Committee Meeting Summary.

Councilmember Grier made a motion to approve the Meeting Summary of March 21, 2013. The motion was seconded by Chair Fults and passed by a voice vote of 3 – 0 Councilmember Hurt abstained.

### II. OLD BUSINESS - None

### III. NEW BUSINESS

#### A. Selection of Officers and Committee Assignments

- Chair of Planning & Public Works Committee/Planning Commission Liaison
- Vice-Chair of Planning & Public Works Committee
- Chesterfield Historic and Landmarks Preservation Committee
- Board of Adjustment

- *Chair of Planning & Public Works Committee/Planning Commission Liaison*

**As Chair of the Planning & Public Works Committee, Councilmember Fults volunteered to be the Planning Commission Liaison.**

- *Vice-Chair of Planning & Public Works Committee*

**Councilmember Grier volunteered to be Vice-Chair of the Planning & Public Works Committee. The nomination was seconded by Councilmember Flachsbart and passed by a voice vote of 4 – 0.**

- *Chesterfield Historic and Landmarks Preservation Committee*

**Councilmember Flachsbart volunteered to be Liaison to the Chesterfield Historic and Landmarks Preservation Committee. The nomination was seconded by Councilmember Hurt and passed by a voice vote of 4 – 0.**

- *Board of Adjustment*

**Councilmember Hurt volunteered to be Liaison to the Board of Adjustment. The nomination was seconded by Councilmember Flachsbart and passed by a voice vote of 4 – 0.**

- B. P.Z. 07-2013 Spirit Valley Business Park (Spirit Valley Development, LLC): A request for an ordinance amendment to add “Kennel” as a permitted use within an existing “PI” Planned Industrial District. (17W230065, 17W510103, 17W510114, 17W510125, 17W420091, 17W510136, 17W510147, 17W140030, 17W230032, 17W230043, 17W230054, 17W420068, 17W420079, 17W420080, 17W140021, and 17W230076).**

### **STAFF REPORT**

Aimee Nassif, Planning & Development Services Director stated that Spirit Valley Business Park is a 52 acre development that was originally zoned back in 2007. At the time of rezoning to “PI” Planned Industrial District, there was a host of uses included in the zoning petition.

Pets & Company is interested in moving into Lot 1A of the development with an ordinance amendment to permit a “kennel” use within the existing “PI” Planned Industrial District. The original petition from 2007 included the use of; “Animal hospitals, veterinary clinics, and kennels”. At the February 26, 2007 Planning Commission meeting the applicant was asked to refine the number of uses being requested. The applicant agreed to remove several uses from the request including the kennel use.

A public hearing to specifically add the kennel use to the ordinance was held on April 8, 2013. At that time, no issues were brought forth to the Planning Commission and the ordinance amendment was approved unanimously by a vote of 7 – 0. Ms. Nassif clarified that there is no preliminary plan required with an ordinance amendment.

### **PLANNING COMMISSION REPORT**

Councilmember DeGroot stated that there were no issues brought forth to the Planning Commission relative to the request.

### **DISCUSSION**

Councilmember Grier asked what type of use would be required to allow for animal outdoor play areas. Ms. Nassif responded that it would fall under the “kennel” category. The site plan shows a completely fenced outdoor play area.

Councilmember Hurt made a motion to forward **P.Z. 07-2013 Spirit Valley Business Park (Spirit Valley Development, LLC** to City Council with a recommendation to approve. The motion was seconded by Councilmember Grier and **passed** by a voice vote of 4 - 0.

**Note: One Bill, as recommended by the Planning Commission, will be needed for the May 6, 2013 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 07-2013 Spirit Valley Business Park (Spirit Valley Development, LLC).]**

### **C. Intersection of Peshurst Place and West Manor Drive**

#### **STAFF REPORT**

Jim Eckrich, Public Works Director/City Engineer explained that the City of Chesterfield has received a request from a resident for stop signs at both intersections of West Manor Drive and Peshurst Place. Staff analyzed both intersections, including performing traffic counts and a sight distance analysis. The reports indicated that neither intersection meets the technical merits for a stop control. However, traffic counts corroborate that many residents are utilizing Peshurst Place as the through (primary) street, when the subdivision layout intended for West Manor Drive to be the through (primary) street.

Staff concludes that yield control is warranted at the western intersection of Peshurst Place and West Manor Drive. The eastern intersection would remain uncontrolled since it is a standard “T” intersection. Staff has spoken to the resident and the individual

agrees that a yield sign would be an appropriate course of action and would address her concerns.

Mr. Eckrich clarified that based upon the low speed and low volume, neither intersection meets the technical merits for a stop sign.

Councilmember Casey questioned as to where the request originated and noted that he is not a big proponent of just adding stop or yield signs unless it is absolutely warranted.

Mr. Eckrich replied that the request came from a resident who had concerns about the safety of the intersection. Research shows that there has been one accident within the past five years at this intersection. After driving the road, it was determined that it is unclear as to which driver has the right-of-way, so Staff feels a yield sign is warranted for safety purposes.

**Councilmember Flachsbart made a motion to forward the Ordinance amending Ordinance 35 Schedule VII to allow for a yield control sign at the western intersection of Penshurst Place and West Manor Drive to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4 - 0.**

**Note: One Bill, as recommended by the Planning and Public Works Committee, will be needed for the May 6, 2013 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on Intersection of Penshurst Place and West Manor Drive].**

#### **IV. PROJECT UPDATES**

Aimee Nassif gave a brief project update (the next update will be May 23<sup>rd</sup>)

##### Ward II: Project Updates

- Justus Pointe (Chesterfield Village) – addition of three single-family detached homes and one condominium building with four units. The current zoning entitles the site to 16 units. The request has gone before the Architectural Review Board and at that time additional landscaping was recommended. Councilmember Grier asked whether Staff has received any calls from the residents. Ms. Nassif noted that Brett Hardesty development has been diligently meeting with the adjacent residents to address any issues or concerns. Access onto Milbridge Drive was one of the original concerns, but the Record Plat indicates that access will be provided to all adjacent properties.

#### Ward IV: Project Updates

- Chesterfield Covenant Group, LLC is in for a change of zoning request for a dental office on a small parcel of land located at 16889 Chesterfield Airport Road. The Public Hearing is scheduled for May 13, 2013.
- Arbors at Kehrs Mill is in for a change of zoning to Planned Unit Development (PUD). The Public Hearing is also scheduled for May 13, 2013.  
Chair Fults commended McBride Homes for their collaborated effort to address any issues or concerns by the residents of Pacland Place Subdivision.

Other projects in various stages of the development process include but not limited to:

- *Spirit Valley Business Park-Pets and Company*
- *16636 Old Chesterfield Road*
- *Valvoline Instant Oil Change*
- *Taubman-Prestige Outlets*
- *Mercy Health Systems*
- *Monarch Center*
- *Hyatt Place Hotel*
- Chesterfield Commons Six, Chick-fil-A restaurant
- *Chesterfield Blue Valley-Premium Outlets*
- *Chesterfield Ridge Center, RGA site*
- *Arbors at Wildhorse*
- *Church of the Resurrection*
- *Chesterfield Senior Living*
- *325 N. Eatherton Road*

Planning & Development Services review includes:

- Planning
- Engineering
- Site Inspection
- Permitting

## V. OTHER

### A. Parking of commercial vehicles

Councilmember Flachsbart noted that last year, the Planning and Public Works Committee had been working on a draft ordinance addressing the issue of commercial trucks being parked in residential driveways. Councilmember Flachsbart indicated that Staff had made significant progress and he asked that the ordinance be brought forward again for review by the Planning and Public Works Committee.

Councilmember Hurt requested a copy of the existing ordinance addressing signage on commercial vehicles.

Councilmember Grier expressed that he had some reservations with the commercial vehicle ordinance and felt it should be the Home Owner Associations (HOA) responsibility to control this issue. Chair Fults responded that unfortunately the HOA often does not have the ability to enforce the issue.

Councilmember Flachsbart then noted that a Comfort-Aire commercial truck is consistently parked on Olive at Four Seasons Plaza and that it is being used as signage, and not as part of a daily business. Ms. Nassif responded that trucks with advertisement signage must be used as part of the daily business or they would be in violation of the City's sign code. She indicated that she will direct Code Enforcement do a site inspection.

## **VI. ADJOURNMENT**

The meeting adjourned at 5:58 p.m.