

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 **VIRTUAL** Meeting
Summary Thursday, May 21, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held virtually via Zoom on Thursday, May 21, 2020.

In attendance were: **Chair Mary Ann Mastorakos** (Ward II), **Councilmember Mary Monachella** (Ward I), **Councilmember Dan Hurt** (Ward III), and **Councilmember Michelle Ohley** proxy for Councilmember Tom DeCampi (Ward IV).

Also in attendance were: Mayor Bob Nation; Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Planning Commission Member Gene Schenberg; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Annisa Kumerow, Planner; and Kathy Juergens, Recording Secretary.

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

Justin Wyse, Director of Planning, announced that he received a proxy from Councilmember DeCampi allowing Councilmember Ohley to stand in for him tonight.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 7, 2020 Committee Meeting Summary

Councilmember Monachella made a motion to approve the Meeting Summary of May 7, 2020. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 3-0 with Councilmember Ohley abstaining.

Chair Mastorakos made a motion to move Unfinished Business Item A, **Electronic Sign Regulations, after New Business Item C**. The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

III. NEW BUSINESS

- A. **POWER OF REVIEW - TSG Chesterfield Airport Road, Lot A (Jaguar Land Rover)**: A Site Development Section Plan, Landscape Plan, Mitigation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 8.728 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and east of Long Road. (Ward 4)

STAFF PRESENTATION

Chair Mastorakos stated that she thinks the project is very impressive and is well done. She commended the Architectural Review Board (ARB) and Planning Commission's thorough review of the project. The Applicant has addressed the majority of their concerns. Although not all of these changes have met the full extent of the ARB's intention, the Planning Commission felt that there was sufficient evidence to unanimously approve the project.

The main area of concern relates to the concept of a four-sided building that has equal attractiveness of architectural elements on all four sides, in particular the west elevation. It was noted that both the Unified Development Code and the Chesterfield Valley design policy have requirements addressing this issue.

Planning Commission Report

Merrell Hansen, Planning Commission Chair, stated that the Planning Commission thoroughly reviewed ARB's recommendations. During the meeting, the Applicant explained that some areas on the building were different due to their functionality, in particular the west elevation. Even though the overhead doors are different, they would still be using high quality materials. Also from a consumer's perspective, the western façade would not easily be seen from Highway 40 nor Chesterfield Airport Road. Ultimately, the Planning Commission was satisfied that this meets the necessary criteria.

DISCUSSION

Councilmember Ohley agreed that it is a high-quality design. However, her main concern is the fact that there are three different types of overhead doors being proposed. She understands the different functionalities of each door but was concerned about not having equal quality on all four sides of the building.

There was extensive discussion regarding the function of each overhead door as well as the particular style of each door. The architect provided some alternative ideas on how to unify the look of the overhead doors on the western façade.

After considerable discussion, Councilmember Ohley made a motion to forward TSG Chesterfield Airport Road, Lot A (Jaguar Land Rover) to City Council with a recommendation to approve as amended below:

Replace the service door on the western elevation with a door consisting of a solid bottom panel and glass panels above that to match the customer door on the western side.

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

It was noted that the architect will provide material samples to Mr. Wyse before the next City Council meeting.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on TSG Chesterfield Airport Road, Lot A (Jaguar Land Rover).]

B. Street Lighting Policy & Lighting Standards

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that as directed by the Planning and Public Works Committee, Staff has reviewed the existing Street Lighting Policy and the Lighting Standards section in the City's Unified Development Code (UDC). Staff's recommendations are as follows:

Street Lighting Policy – add a provision that allows subdivisions to add, delete or modify streetlights with approval of the Trustees and a percentage of the area residents.

Lighting Standards Section in the UDC – remove outdated subsections, consolidate requirements in a more logical fashion and update references covering solar and LED technology.

DISCUSSION

In response to questions from the Committee, Mr. Eckrich clarified that the code requirements regarding distance between streetlights on local streets is 325 feet and on arterial streets it is 200 to 250 feet. These distances have not been changed.

Councilmember Hurt asked whether the Streetlighting Policy addressed the uniformity of streetlighting throughout the City. Mr. Eckrich responded that the Policy only addresses uniformity within a subdivision. It does not consider lighting in adjacent subdivisions or other locations throughout the City. The Policy requires uniformity within a subdivision but it does allow for each subdivision to be different.

A trustee from the Westfield Farm subdivision asked if they would be allowed to install one solar streetlight in the cul-de-sac even though the rest of the streetlights in the subdivision were electric. Mr. Eckrich stated that the City would take into consideration all streetlighting within the subdivision; however, since the request would be for a different type of light, it would be recommended that the solar light closely resemble the existing lights. If that is not possible, then the Trustees would be asked to provide a plan to address the remaining lights in the future.

There was further discussion regarding the City's requirement for developers to plant trees within the right of way. Mayor Nation suggested that the City may want to consider discontinuing this policy as a means to reduce the cost of tree removals, tree trimming and maintenance of sidewalks. Several Councilmembers were of the opinion that residents still desire tree lined streets.

Councilmember Monachella made a motion to forward the revised Street Lighting Policy to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

Chair Mastorakos made a motion to forward to the Planning Commission a draft Ordinance implementing new Lighting Standards within the City's Unified Development Code. The motion was seconded by Councilmember Ohley 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 Street Lighting Policy.]

C. Pedestrian Crossing at Schoettler Road and Clayton Road

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that the City is currently managing a construction project to improve Schoettler Road from Georgetown Road to Clayton Road. These improvements include the construction of a center turn lane from Georgetown to Amberleigh, straightening of the northbound curve immediately north of Amberleigh, the construction of a sidewalk on the east side of Schoettler Road and the addition of a dedicated right turn lane for southbound traffic traveling west on Clayton Road.

Shortly before this project was awarded, Staff received a concern that pedestrian improvements to the Schoettler/Henry/Clayton intersection were not included as part of this project. The existing intersection includes pedestrian crosswalks on the north (Schoettler), west (Clayton), and south (Henry, which is located in Ballwin) portions of the intersection. There is no crossing on the east side of Clayton Road. Of note, St. Louis County maintains that intersection and the traffic signals even though it is located in the City of Chesterfield.

The estimated cost to modify the intersection and traffic signal to construct an additional Clayton Road crossing is \$61,000. This includes engineering design fees and construction costs. It is also important to note that if the City were to undertake this project, the County would require the City to fund enhancements/updates to the entire intersection.

If the Committee concurs with Staff's recommendation not to fund an additional Clayton Road crossing, no further action will be required.

DISCUSSION

Chair Mastorakos stated that although she is an advocate of connectivity, this project may not be a necessity at this time. Additionally, the City cannot add expenditures at this time due to financial concerns related to COVID-19. The Committee agreed that the project should not be funded at this time. However, the Committee may choose to revisit this issue in the future if there is a demonstrated need for the additional crossing.

Councilmember Ohley stated that a constituent requested that a pedestrian crossing be added to the Baxter Road intersection at August Hill/Benton Taylor. Mr. Eckrich replied that since St. Louis County maintains Baxter Road, it would be entirely up to the County as to whether a crosswalk would be allowed at an unsignalized intersection. This situation is very different than the Clayton Road intersection where there is a traffic signal that can be modified. In this case, the County would have to implement a signal at an intersection that does not meet traffic warrants or paint and sign a crosswalk across five lanes of traffic. At the Committee's request, Mr. Eckrich stated that he would contact St. Louis County and request that they review this intersection to determine whether accommodations can be made to help the residents safely cross this intersection.

II. **UNFINISHED BUSINESS**

A. Electronic Sign Regulations

Chair Mastorakos stated that at the previous meeting, the Committee discussed establishing guidelines for the use of electronic messaging in residential areas and commercial areas,

signage on buildings versus monument signs and developing regulations for electronic messaging in mixed use developments.

DISCUSSION

After extensive discussion, it was decided that Staff will explore possible modifications to Electronic Message Center sign regulations within the Sign Package specifically to address freestanding versus wall signs, how to address minimum criteria in relation to review criteria, frequency of message changes and regulations within the Valley versus residential areas. Staff will also research prior Sign Package requests to identify possible themes that can be incorporated into the Code thereby reducing the number of Sign Package requests.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:23 p.m.