

I.A.

MEMORANDUM



TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
November 6, 2008

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, November 6, 2008 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III); **Councilmember Gene Schenberg** (Ward I); **Councilmember Bruce Geiger** (Ward II); and **Councilmember Bob Nation** (Ward IV).

Also in attendance were: Councilmember Mike Casey (Ward III); Councilmember Connie Fults, (Ward IV); Maurice L. Hirsch, Jr., Planning Commission Chair; Michael Herring, City Administrator; Mike Geisel, Director of Planning & Public Works; Harry O'Rourke, representing the City Attorney; Brian McGownd, Public Works Director/City Engineer; Shawn Seymour, Project Planner and Kristine Kelley, Administrative Assistant.

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

It was agreed upon by the Committee to change the agenda order.

I. APPROVAL OF MEETING SUMMARY

- A. Approval of the October 23, 2008 Committee Meeting Summary.

Councilmember Schenberg made a motion to approve the Meeting Summary of October 23, 2008. The motion was seconded by Councilmember Nation and passed by a voice vote of 4 to 0.

II. NEW BUSINESS

- A. **Parking Restriction – Willow Ridge Lane**

DISCUSSION

Councilmember Fults discussed the parking problem along Country Ridge Drive which causes heavy congestion when Marquette High School is dismissed, as well as to

inconvenience residents throughout the day. Mail delivery is frequently interrupted, sprinkler heads are damaged and lawn service companies are unable to mow the area adjacent to curbs.

A second petition from the Clarkson Woods Trustees was received, which requests that parking also be restricted on Willow Ridge Lane, north of Country Ridge Drive. Councilmember Fults asked the Committee to also consider approving a parking restriction on Country Ridge Drive from Willow Ridge to Clarkson Road from 8:00 AM to 10:00 AM. and from 2:30 PM to 3:30 PM. on school days, without requiring the residents to go through a second petition process. After a brief discussion, the Committee agreed that the current City Council policy should be followed.

Councilmember Nation made a motion to restrict parking on Willow Ridge Lane both north and south of Country Ridge Drive on school days during the hours of 8:00 AM to 10:00 AM and forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Schenberg and passed by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning & Public Works Committee, will be needed for the November 17, 2008 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Brian McGownd, Public Works Director/City Engineer, for additional information on Parking Restriction – Willow Ridge Lane]

B. Phase two construction of the Chesterfield Valley Athletic Complex (CVAC)

STAFF REPORT

Mike Geisel, Director of Planning & Public Works, explained that as discussed during the previous Committee meeting, Staff had continued to seek pricing on a change order proposal from Frederich Construction related to the Phase II construction for improvements of the Chesterfield Valley Athletic Complex to include;

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| 1. Irrigation system in new parking lot | \$74,568 |
| 2. New 4” irrigation line between existing irrigation and new deep well to provide interconnectivity and redundant supply; and New 6” irrigation line from new deep well to provide for future irrigation of “F” Athletic Fields. | \$26,160 |
| 3. Well house upgrades for irrigation controllers (parking lot and future “F” Athletic Fields). | \$39,810 |
| 4. Electrical pole bases and conduits for lighting structure in the parking lot. | \$16,650 |

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| 5. Extend water and sewer lines north of the CVAC Parks Maintenance Facility and parking lot, extended to site of future concessions structure at “F” Athletic Fields. | \$161,305 |
| 6. Contingency for the cumulative change orders. | <u>\$31,507</u> |
| Total change order | \$350,000 |

Mr. Geisel stated that work has begun on the change order that was approved at the City Council meeting held on November 3, 2008. This will be the final change order the City is pursuing with Frederich Construction. This work would be funded entirely from Proposition “P” funds, which would of course, be replenished when financing for Phase II work is received.

Additional Services

Staff is continuing to develop change order proposals for the professional engineering and architectural firms to extend their existing contracts to complete design and develop individual bid packages for the prioritized improvements related to phase two.

Councilmember Schenberg made a motion to approve a second change order with Frederich Construction (construction of the Parks Maintenance and Administration building) in the amount of \$350,000, increasing the total authorized contract amount to \$5,767,581 for the original contract work associated with construction of the Parks Maintenance Facility, as well as the changes described above for the proposed parking lot and infrastructure extensions to serve the “F” athletic fields, and to forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and passed by a voice vote of 4 to 0.

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on Phase two construction of the Chesterfield Valley Athletic Complex (CVAC)].

- C. **P.Z. 24-2008 Pohlman Industrial Park (PPM/Long Road, LLC):** A request for a change of zoning from an “M3” Planned Industrial District to a “PI” Planned Industrial District for a 8.328 acre tract of land located along Long Road south of Chesterfield Airport Road (17U140533).

STAFF REPORT

Shawn Seymour, Project Planner, stated that the change of zoning request is to add additional recreational uses. A public hearing for this project was held before the Planning Commission on October 27, 2008 and the matter was approved by a vote of 7 – 2 subject to the following changes:

Section I. Specific Criteria, A. Permitted Uses, page 1. The following language was amended. (changes shown in red)

- c. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), ~~and indoor and unlighted outdoor tennis courts (public or private).~~
- g. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, ~~golf courses, golf practicing ranges, tennis courts~~ and gymnasiums, ~~and indoor theaters, including drive-in theaters.~~
- h. ~~Restaurants, fast food.~~

The Planning Commission discussed the issue of cross access for the site. Staff has completed a second review of the site and has added language to the Attachment A.

Section I. Specific Criteria, I. Access/Access Management, page 4. The following language was added (changes shown in red)

- 2. In the future if any change is made to the buildings or the site layout which may require an amendment to the recorded Site Development Plan for the site, as determined by the City of Chesterfield, provide cross access to the adjacent properties to the north and the adjacent properties to the south as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic.

PLANNING COMMISSION REPORT

Planning Commission Chair Hirsch explained that the two individuals that voted against the proposal at the Planning Commission meeting were opposed primarily because the requirement for “cross access” had not been included. He confirmed there were no substantial issues raised at the meeting.

DISCUSSION

Future Ownership

It was noted that this proposal will protect the City in the event of any change in ownership and that any significant modification would trigger potential cross access to reduce the overall number of curb cuts.

Cross Access/East

Staff advised that under the current conditions, cross access to the east was not warranted, but would not object if the requirement were included to provide for cross access as directed.

Councilmember Geiger had concerns whether this change should be a Green Sheet Amendment. The Committee concurred, if the “Attachment A” is amended after the Planning Commission version, it should be done with a green sheet.

Tennis Courts

Councilmember Nation questioned the elimination of tennis courts as a permitted use. **Mr. Seymour** confirmed that the Petitioner has no intention to add a tennis court to the site.

Motion #1

Councilmember Nation made a motion to forward **P.Z. 24-2008 Pohlman Industrial Park (PPM/Long Road, LLC)** to City Council with a recommendation to approve.

Motion #2

Councilmember Geiger made a motion to amend the recommendation to include Staff's language as a green sheet, to provide for cross access to the properties on the north and south, as well as for the property to the east, as directed by the City. The motion was seconded by **Councilmember Nation** and passed by a voice vote of 4 – 0.

The Committee then voted on the amended bill, to forward **P.Z. 24-2008 Pohlman Industrial Park (PPM/Long Road, LLC)** as amended by the Planning and Public Works Committee and to forward to City Council with a recommendation to approve. The amended bill passed by a vote of 4 – 0.

Note: One bill, as recommended by the Planning Commission, will be needed for the **November 17, 2008 City Council Meeting**.
See Bill #

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 24-2008 Pohlman Industrial Park (PPM/Long Road, LLC)].

III. OLD BUSINESS

- A. **MSD Response to Flooding from Hurricane Ike – Update:** Brian McGownd, Public Works Director/City Engineer.

Claims

Brian McGownd, Public Works Director/City Engineer, explained that since the last Committee meeting Staff has contacted the Metropolitan Sewer District (MSD) and obtained a list of homeowners who filed a claim with MSD, as a result of flooding that occurred September 14, 2008. A list of residents affected by the flooding within the Baxter Lakes II Subdivision was received from a trustee, and Councilmember Geiger submitted a list of residents who were affected within Greenleaf Valley Estates.

There were a total of 54 claims filed, eight of which did not file their claim within 30 days of the event, which was October 14, 2008. Mr. McGownd stated that residents who received a "denial" letter had 30 days to file an appeal.

DISCUSSION

Councilmember Casey wanted clarification as to why the claims were originally denied when MSD has a \$2,400 policy to cover flooding damages and what they plan to do regarding future occurrences.

Several members of the Committee agreed that a letter from the City Administrator or Mayor should be sent to MSD with regards to their lack of action pertaining to this issue.

Mr. Geisel stated Staff had already sent a letter to MSD asking them to explain their rationale for denying the claims based on "Overland Flooding". To date, no response has been received.

At this point, **Mr. McGownd** directed the Committee to the Power Point Presentation showing properties affected by the flooding that took place on September 14, 2008.

MSD Future Projects

The information provided to the Committee indicates that MSD has \$61 million worth of projects planned within Chesterfield over the next several years, and that \$44 million of these projects involves the Creve Coeur Sanitary Relief Project, which would benefit many of the areas that were affected by the flooding. This project is broken down into six phases, with the first phase scheduled for construction later this year.

[Councilmember Schenberg excused himself from the meeting at this point.]

It is clear that there is an infiltration problem in the sanitary sewer system and health issues need to be addressed. MSD informed Staff that projects are prioritized based upon benefit/cost ratio, number of back ups and the number of re-occurring back ups. Staff will continue to obtain more information from MSD regarding the projects planned within Chesterfield, and will report back to the Committee.

Councilmember Geiger made a motion to direct the City Administrator or the Mayor to send a letter to MSD expressing the frustration and concerns by the residents related to the residential sewage backups. The motion was seconded by **Chair Hurt** and **passed** by a voice vote of 3 to 0.

IV. ADJOURNMENT

The meeting adjourned at 6:55 p.m.