

## MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, June 8, 2023



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A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 8, 2023 in Conference Room 101.

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

Also in attendance were: Councilmember Aaron Wahl (Ward II); James Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Shilpi Bharti, Planner; Alyssa Ahner, Planner; Isaak Simmers, Planner; and Christine Dorough, Recording Secretary.

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

### I. APPROVAL OF MEETING SUMMARY

#### A. Approval of the May 18, 2023 Committee Meeting Summary

**Councilmember Monachella** made a motion to approve the Meeting Summary of May 18, 2023. The motion was seconded by **Councilmember Hurt** and passed by a voice vote of 3-0.

### II. UNFINISHED BUSINESS - None

### III. NEW BUSINESS

- A. **P.Z. 04-2023 Damian Kroenung Estate (17970 Edison Avenue)**: A request for an ordinance amendment to the existing "PI" Planned Industrial District to a new "PI" Planned Industrial District for 7.1 acres located on the south side of Edison Avenue (17V310081).

### **STAFF PRESENTATION**

**Shilpi Bharti**, Planner, presented the request by The Edison Partners, LLC for an ordinance amendment to the existing "PI" Planned Industrial District to a new "PI" Planned Industrial District to modify the existing setbacks and building square feet requirements. There is no change requested to the existing permitted uses. The site is governed by ordinance 2124 which was approved in 2004. Staff has updated the permitted uses (which was approved with ordinance 2124) in the Attachment A to reflect the current use terms defined in the PI District of City of Chesterfield Unified Development Code.

A Public Hearing was held on April 24, 2023 for this petition; there were no issues raised.

The petition was reviewed by Planning Commission on May 22, 2023. Planning Commission approved this petition, with one amendment to remove Car Wash, Car Wash (Industrial), Car Wash (Self-Service), Film Processing Plants, and Golf Course Uses from the permitted uses in the ordinance, by a vote of 7 to 0.

## **DISCUSSION**

Councilmember Monachella expressed concern about the 40-foot height and also questioned if there will be adequate permeable surface given the location near the airport runway. Justin Wyse explained that through the development process, the petitioner will be coordinating with the airport and will have to adhere to Federal Aviation Administration Standards for building height as well as City requirements which govern permeable surface requirements.

It was explained that a third point of access was required by the Fire District, however it was the desire of the petitioner that it remain locked with the Fire District and owners having access to it. Councilmember Hurt expressed concern over the locked, gated entry and requested that the gate be removed from the proposal. Further discussion ensued and the applicant indicated they are not opposed to removing the gate.

**Councilmember Hurt made a motion to forward P.Z. 04-2023 Damian Kroenung Estate (17970 Edison Avenue) to City Council with a recommendation to approve with the elimination of the gate on the third entry point. The motion was seconded by Councilmember Monachella and passed by a voice vote of 3-0.**

**Note: One Bill, as recommended by the Planning Commission, will be needed for the June 20, 2023 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 04-2023 Damian Kroenung Estate.]**

**B. P.Z. 05-2023 Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield, LLC): A request to rezone an existing “PI” Planned Industrial District to a new “PI” Planned Industrial District for a 1.3-acre tract of land located northeast of the intersection of Wings Corporate Drive and Buzz Westfall Drive (17W120087).**

## **STAFF PRESENTATION**

Alyssa Ahner, Planner, presented the request on behalf of Stock & Associates Consulting Engineers Inc., consultants of Wings & Wheels of Chesterfield LLC, to rezone Lot 5 of the Wings Corporate Estates subdivision to a new “PI”-Planned Industrial District to allow for the sale of new and pre-owned golf-carts and vehicles. The existing site would be utilized thus the provided Preliminary Development Plan reflects current site conditions.

A public hearing on this petition was held on April 10, 2023 and there were a few items discussed. These items included the necessity of some of the requested permitted uses, areas which would be utilized for display/outdoor storage, and the requested open space percentage for the site.

The applicant made revisions to the submittal and the petition was then reviewed by the Planning Commission on May 22, 2023. At that time the Commission made two motions – one, a motion to

amend the open space from 35% to 30% and two, a motion to approve as amended. The two motions passed by a vote of 7-0.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received and comments are represented in the provided Attachment A. Attached to this document is the May 22nd Planning Commission Vote Report, Applicant's Narrative Statement, Draft Attachment A, Preliminary Development Plan, and the Boundary Survey.

## **DISCUSSION**

Concerns were raised by the committee as to the use of 'Automobile Dealership' at the location as well as the possibility of a large number of automobiles being displayed outdoors. Alyssa Ahner explained that location and times of the display of vehicles would be governed by ordinance. Vehicles are being proposed to be displayed in an approximate one-hundred linear feet area and would have to be brought indoors after-hours. The proposed outdoor storage would be in the rear and would be enclosed.

Bill Dean, Petitioner, explained that very high-end vehicles will be sold and the scenario would likely be that vehicles are ordered and shipped, not necessarily a case where multiple vehicles were being displayed on location for purchase as typical dealerships do.

It was confirmed by Staff that recreational vehicle sales are not an allowable use on this site. Discussion ensued about some of the listed proposed uses. After discussion, Chair Hanson asked that 'Transit Storage Yard' be removed from the list of allowable uses.

**Chair Hanson made a motion to forward P.Z. 05-2023 Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield, LLC): to City Council with a recommendation to approve with the removal of 'Transit Storage Yard' from the allowable uses. The motion was seconded by Councilmember Monachella and passed by a voice vote of 3-0.**

**Note: One Bill, as recommended by the Planning Commission, will be needed for the June 20, 2023 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 05-2023 Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield, LLC)]**

### **C. Special Use Permit Code Revision:**

#### **STAFF PRESENTATION**

Public Works Director, Jim Eckrich gave a presentation detailing proposed changes to the Chapter 505, Article 1, Division 2 of the Chesterfield Municipal Code. City Staff has worked closely with the City Attorney to propose these changes, which govern the issuance of Special Use Permits. Mr. Eckrich detailed the changes, which require users of the right of way to register with the City. Additional changes include a new fee structure and revised escrow, indemnity, and insurance requirements. There is also a requirement for right of way users to notify property owners within 200 feet of major projects.

## DISCUSSION

Chair Hansen asked a question about the wording Section 505.065(A)(2). Mr. Eckrich responded that that information came from the City Attorney and he would follow-up with the City Attorney to address that question.

Councilmember Monachella asked about Section 505.070(B)(1)(f) and why mailboxes were specifically referenced. Mr. Eckrich responded that mailboxes are within the public right of way and installation of a new mailbox technically requires a Special Use Permit. The Committee discussed this matter. Mr. Eckrich stated that mailboxes are just an example in parenthesis and he would remove that reference prior to this matter being forwarded to the full City Council. The Committee members agreed that reference should be removed.

Councilmember Hurt stated that he was in favor of these changes but that there may be some problems in enforcement. Regardless, he felt it was a worthwhile endeavor to attempt to improve the Special Use Permit program.

**Councilmember Hurt made a motion to forward the Special Use Permit Code Revision to City Council with a recommendation to approve.** The motion was seconded by Chair Hansen, and **passed by a voice vote of 3-0.**

**Note: One Bill, as recommended by the Planning Commission, will be needed for the June 20, 2023 City Council Meeting. See Bill #**

**[Please see the attached report prepared by James Eckrich, Director of Public Works for additional information on the Special Use Permit Revision]**

### **D. 2023 Concrete Pavement Report:**

#### **STAFF PRESENTATION**

Public Works Director, Jim Eckrich shared a Power-Point presentation on the state of the City's concrete pavement -condition which is summarized below:

- Pavement condition is ~~+~~ good but deteriorating (7.82)
- Pavement is aging with most 20-24 years old
- Pavement costs are increasing
- The City must work to ~~-~~ fill the vacant street maintenance positions as soon as practical because ~~-~~ street maintenance is a vital part of our pavement management.
- Capital money planned ~~-~~ for street improvements ~~-~~ should not be reallocated
- This report and the concrete pavement condition should be revisited ~~-~~ annually
- In the future the City should ~~-~~ reconsider actions taken solely to address aesthetics, such as asphalt joint repair

## DISCUSSION

The Committee discussed the report in detail and commended staff on its content. Mr. Eckrich addressed questions regarding the polynomial which estimates condition rating based upon age as well as questions regarding the impacts of deferred maintenance. Chair Hansen stated that

this is important information that should be disseminated to residents. While the content does not lend itself to a newsletter article, she asked Mr. Eckrich for three to five bullet-points she could use when presenting this matter to residents, trustees, and subdivision meetings. Mr. Eckrich stated that he would email her the bullet points requested.

The Committee took no formal action on this report as none was required.

**IV. OTHER** – None.

**V. ADJOURNMENT**

The meeting adjourned at 6:46 p.m.