

# MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning  
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, January 9, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 9, 2020 in Conference Room 101.

In attendance were: **Chair Mary Ann Mastorakos** (Ward II), **Councilmember Mary Monachella** (Ward I), **Councilmember Tom DeCampi** (Ward IV), and **Councilmember Dan Hurt** (Ward III), arrived at 5:36 p.m.

Also in attendance were: Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Andrew Stanislav, Planner; and Kathy Juergens, Recording Secretary.

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

## I. APPROVAL OF MEETING SUMMARY

### A. Approval of the December 5, 2019 Committee Meeting Summary

**Councilmember DeCampi** made a motion to approve the Meeting Summary of December 5, 2019. The motion was seconded by **Councilmember Monachella** and **passed** by a voice vote of 3-0.

## II. UNFINISHED BUSINESS – None.

## III. NEW BUSINESS

- A. **P.Z. 15-2019 Wiegand Studio (Wiegand Foundation)**: A request for a zoning map amendment from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue (17T220942, 17T310335). (Ward 2)

## **STAFF PRESENTATION**

**Andrew Stanislav**, Planner, presented the project request for a zoning map amendment. The property was formerly utilized as an art studio as a legal non-conforming use in the “NU” Non-Urban District, which has subsequently expired. In order to resume use of this property as an art studio, a change of zoning is required to an active zoning district that allows “art studio” as a permitted use. There are no physical improvements proposed for the site at this time.

A Public Hearing was held on November 25, 2019, and on December 9, 2019, the Planning Commission recommended approval by a vote of 9-0.

**Councilmember DeCampi made a motion to forward P.Z. 15-2019 Wiegand Studio (Wiegand Foundation) to City Council with a recommendation to approve.** 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 January 22, 2020 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 15-2019 Wiegand Studio (Wiegand Foundation).]**

*(Councilmember Hurt arrived.)*

## **B. Debris Management Plan**

### **STAFF PRESENTATION**

Jim Eckrich, Director of Public Works/City Engineer, stated that Staff is proposing that a formal Public Works Policy be adopted for debris management in the event of a large scale storm that affects the City. Typically, the Public Works Staff will only remove damaged trees and limbs within the public right of way. Private trees must be addressed individually by the property owner.

### **DISCUSSION**

In response to questions, Mr. Eckrich stated that the City currently follows the procedures outlined, however, it is not a formal written policy. He stated that no additional money would be allocated at this time, but if the City were to experience such a disaster, a budget adjustment may be requested at that time. In response to Chair Mastorakos' question regarding who determines the extent of disaster, Mr. Eckrich replied that he would make that determination based upon information from maintenance personnel. He would consult the City Administrator, and, if approved by the City Administrator, the designation and related information would immediately be forwarded to the Mayor and City Council.

**Councilmember Hurt made a motion to adopt the recommended policy regarding Debris Management.** The motion was seconded by Councilmember DeCampi 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 Public Works Policy-Debris Management Plan.]**

## **C. Public Street Acceptance – Arbors at Kehrs Mill**

### **STAFF PRESENTATION**

Jim Eckrich, Director of Public Works/City Engineer, stated that the streets listed below in the Arbors at Kehrs Mill subdivision have met all design and construction standards for acceptance as public streets.

- Bottlebrush Court
- Prairie Cord Drive

- Sideoats Court
- Soft Rush Court
- Switch Grass Court
- White Sage Court

**Councilmember Monachella made a motion recommending the acceptance of Bottlebrush Court, Prairie Cord Drive, Sideoats Court, Soft Rush Court, Switch Grass Court and White Sage Court as public streets. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4-0.**

**Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the January 22, 2020 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Public Street Acceptance-Arbors at Kehrs Mill.]**

**D. E-1/2AC Estate District Permitted Uses – Chair Mastorakos**

Chair Mastorakos cited several residential districts where *single-family attached* was not included as a permitted use. She stated that it did not seem logical that this particular use should be allowed in the E-1/2AC zoning district and recommended that it be removed.

**DISCUSSION**

Mr. Justin Wyse, Director of Planning, stated he was not familiar with why *single-family attached* is a permitted use in the E-1/2AC district. In response to Councilmember Moore's question, Mr. Wyse confirmed that there are no other 1/2-acre estate properties that have single-family attached homes on them. In the past, there was an approved proposal for two attached units on Wild Horse Creek Road, however, no development has taken place. If a developer would want to build attached housing in this zoning, they could still do so through a Planned Unit Development (PUD).

Mr. Wyse stated that procedurally, the Committee can direct Staff to take steps to initiate the modification which would require a public hearing, along with a recommendation from the Planning Commission. It would then come back to this Committee for a recommendation and then be forwarded to City Council for final approval.

**Councilmember DeCampi made a motion to direct Staff to pursue an amendment to the Unified Development Code to remove the *single-family attached* designation in the E-1/2AC Zoning District. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.**

**IV. OTHER – None.**

**V. ADJOURNMENT**

The meeting adjourned at 5:50 p.m.