


MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning 

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 20, 2024



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 20, 2024 in Conference Room 101.

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

Also in attendance were: Elliot Brown, Assistant City Administrator; Justin Wyse, Director of Planning; Isaak Simmers, Planner; Theresa Barnicle, Executive Assistant; Tom Sehnert, Owner of Annie Gunn's; Mike Doster, Attorney representing Annie Gunn's; and Tysen Weishaar, Representative for applicant regarding FSP 60-2024.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the June 6, 2024 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of June 6, 2024. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

- A. **FSP 60-2024 VERIZON (13703 Olive Blvd)**: A request for a new Facilities Siting Permit to install a new cell pole and accompanying infrastructure and a new power pole with transformer located in the City of Chesterfield right-of-way at the Dierberg Meditation Park at the northwest intersection of Olive Boulevard and River Valley Drive (Ward 1).

DISCUSSION

This item was originally postponed from the last meeting so that the City Attorney could be consulted about this measure. Since the applicant reiterated that the sites were specifically chosen due to them having to decommission a macro rooftop site, no adverse action can be taken

and the measure must move forward to allow completion of the series of pole installations. The council was in accord that they were not happy about approving, but did so to get the measure to City Council so that there could be further discussion from additional councilmembers and citizens.

Councilmember Hurt made a motion to approve FSP 60-2024 VERIZON (13703 Olive Blvd) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella. Councilmember Mastorakos then made a motion to amend the motion to include a request that nearby residents and HOA's in the area be made aware of the plans for the tower. Councilmember Hansen seconded, and the amendment to the motion passed by a voice vote of 4-0. The amended motion passed with a voice vote of 3-1 with councilmember Hansen voting nay.

III. NEW BUSINESS

- A. **P.Z. 04-2024 The Smokehouse:** A request to amend the legal description and the ordinance for an existing "C-8" Planned Commercial District located on the south side of Chesterfield Airport Road and west of Baxter Road (Ward 4).

DISCUSSION

Councilmember Hansen commended Planning Commission for vetting this, and made a motion to recommend to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt, and passed by a voice vote of 4-0.

- B. **Unfit Buildings:** Discussion on Section 500.500 – 500.670 pertaining to Unfit Buildings.

DISCUSSION

The two examples cited in the report – 1000 N. Woods Mill Road and 211 Stablestone Drive – were two of the more extreme cases, but served as talking points. Justin Wyse, Director of Planning and Elliot Brown, Assistant City Administrator, wanted to continue discussions regarding code enforcement activities and the direction the council wants to go regarding interior property inspections, as currently City code does not include standards for interior conditions of properties. These discussions have been ongoing; however, Staff regularly receives complaints from Councilmembers about not being able to address issues due to the lack of adopted standards for interior conditions of dwellings. Discussion ensued about what the owner's rights were and where the line was drawn when it came to controlling an owner's right to live as they wish in their own house.

Mr. Wyse mentioned that the two example properties were structurally sound, but the living atmosphere was unhealthy. Discussion followed after the issue was raised of how bad a property can get before the deteriorating conditions begin to affect neighboring properties, and how that correlates in relation to the current code. It was also stated that St. Louis County has raised concern with the City about condemning the example properties, but the City's hands were tied due to the current City code.

Overall, the council was in consensus that action needed to be taken regarding this matter. This item was for discussion only, so no vote was necessary. However, a plan was proposed to begin working more in-depth with code enforcement to increase the frequency of violations over the next few months, and in that time, for Mr. Wyse and Mr. Brown to reach out to several surrounding cities to compare their codes and their handling of such issues to ours. Council will revisit this issue in no more than three months, at which time they will take into consideration the results of the increased code enforcement efforts.

IV. OTHER

- A. Councilmember Hansen requested permission to add an item to the next agenda for discussion dealing with issues with use of All Terrain Vehicles (ATVs) and noise issues during PM hours.
- B. Councilmember Hansen also requested clarification of a timeframe for council to provide an update regarding The Valley signage. It was decided that this issue will be discussed tentatively at the August 8 meeting.

V. ADJOURNMENT

The meeting adjourned at 6:46 p.m.