

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 Meeting Summary
Thursday, October 10, 2024



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, October 10, 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: Justin Wyse, Director of Planning; James Eckrich, Director of Public Works/City Engineer; Shilpi Bharti, Planner; Isaak Simmers, Planner; Theresa Barnicle, Executive Assistant; Councilmember Mike Moore (Ward III); George Stock and Ty Gramling, Engineers for applicant items III.A and B; Tony Wiese and Robert M. Meurer, Applicants from B-Street Collision; Bill Vellios, Property Owner; Brett Hardesty, Developer; Kate Stock-Gitto, Engineer for Applicant item III.C; Li Zhang, Resident; and Greg Cunningham, Resident

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 19, 2024 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of September 19, 2024. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

III. NEW BUSINESS

With the approval of the committee, Councilmember Hurt changed the order of discussion for the listed items, with item III.D to be the first item to be discussed, followed by item III.C and then items III.A and III.B, as these last two items were congruent with each other.

- A. **Long Road Crossing**: An Amended Site Development Concept Plan for Long Road Crossing subdivision located on a 22.99-acre tract of land located at northwest intersection of Chesterfield Airport Road and westbound Long Road, zoned “PC”-Planned Commercial. (Ward 4)

DISCUSSION

This item was discussed in concurrence with item III.B. Councilmembers voiced their apprehension about the plan as it currently stands. Since the proposed concept is in a highly visible, high-traffic area of the City, concern was raised regarding appropriate landscape and buffer plans. Members of the committee decided that it was best to postpone discussion of the item until staff and the applicant have an opportunity to meet.

Councilmember Hansen made a motion to postpone this item. The motion was seconded by Councilmember Mastorakos, and passed by a voice vote of 4-0.

- B. **Long Road Crossing, Lot B-2**: A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a vehicle repair facility located on a 4.6-acre tract of land located east side of Long Road Crossing Drive, zoned “PC”-Planned Commercial. (Ward 4)

DISCUSSION

Councilmember Hansen made a motion to postpone the item until staff and the applicant have an opportunity to meet. The motion was seconded by Councilmember Mastorakos, and passed by a voice vote of 4-0.

- C. **Ballwin Acres (The Glen) 2024**: A Preliminary Plat and associated plans for a ten (10) lot subdivision zoned “R3” Residential District located west of Meadowbrook Country Club Estates, east of Kehrs Mill Road, and south of Wendimill Drive (Ward 3).

DISCUSSION

Several residents of the existing subdivision that this new development would abut to were in attendance and spoke about several issues that they had concerns about. Issues regarding water runoff and construction traffic were brought up, to which the builder stated they would work with residents to address these concerns.

Councilmember Mastorakos made a motion to recommend Ballwin Acres (The Glen) 2024 PP to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen, and passed by a voice vote of 4-0.

- D. **Authorization of Purchase for a Walk-Behind Forklift**

DISCUSSION

James Eckrich, Director of Public Works/City Engineer, stated that construction of the mezzanine structure at the Public Works Facility is complete. The original plan to move items from the floor to the

second level using the front-end loader will not work due to space constraints. Using improper equipment for this or having employees carry items risks both accidents and injuries. After considering this matter at length, the Public Works Staff is recommending the purchase of a forklift to transport items from the ground floor to the second floor and vice versa. This item was not included in the 2024 budget, but no additional financial allocation is necessary to accommodate this purchase due to substantial budget underruns in the street maintenance division. If recommended for approval by PPW this purchase will need to be approved by the full City Council prior to execution.

Councilmembers Mastorakos and Hansen both asked questions about the purchase, which Mr. Eckrich answered to their satisfaction.

Councilmember Monachella made a motion to recommend the authorization of Purchase for a Walk-Behind Forklift to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen, and passed by a voice vote of 4-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:20 p.m.