

# 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 **Virtual** Meeting  
Summary Thursday, October 21, 2021



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held via Zoom Thursday, October 21, 2021.

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

Also in attendance were: Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; 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 September 23, 2021 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of **September 23, 2021**. The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0**.

## II. UNFINISHED BUSINESS – None.

## III. NEW BUSINESS

### A. First Watch—Liquor License Request: A request for a liquor license for a restaurant located at 120 Hilltown Village Center, within 100 feet of a daycare. (Ward 1)

Chair Monachella stated that First Watch at Hilltown Village Center is requesting a liquor license. Because they are located less than 100 feet from a daycare center, City Council needs to approve the request.

## DISCUSSION

In response to Council Mastorakos' question, Mr. Wyse stated that First Watch has to provide notification to adjoining property owners a minimum of 10 days before Council takes action, which they have done. To date, the City has not received any comments from the adjacent property owners and the Police Department did not raise any concern.

**Councilmember DeCampi made a motion to forward First Watch’s Liquor License Request to City Council with a recommendation to approve.** The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on First Watch-Liquor License Request.]**

- B. P.Z. 05-2021 Chesterfield Airport Service (17909 & 17947 Chesterfield Airport Road):** A request for a zoning change from “M3” Planned Industrial District and “PI” Planned Industrial District to a new “PI” Planned Industrial District for a tract of land totaling 1.005 acres located north of the intersection of Chesterfield Airport Road and Cepi Drive (17V520082, 17V520071). (Ward 4)

### **STAFF PRESENTATION**

Justin Wyse, Director of Planning, stated that the request is to establish a new “PI” Planned Industrial District in an area that is currently an “M3” Planned Industrial District and “PI” Planned Industrial District. The subject site totals 1.005 acres and is located on the north side of Chesterfield Airport Road just north of the intersection at Cepi Drive and Chesterfield Airport Road.

A Public Hearing was held on July 12, 2021 at which time the Planning Commission discussed the petition and raised three issues regarding: 1) the list of permitted uses, 2) access to the neighboring Sentrus Place development, and 3) clarification on dispensing and storage of gasoline on site.

At the October 11, 2021 Planning Commission meeting, the Applicant presented a revised request which eliminated 12 of the originally proposed permitted uses, a modification to the Preliminary Development Plat to include access to the neighboring property, and confirmed that gasoline dispensing and storage will not be available for public use but strictly used for company vehicles. The Planning Commission unanimously approved the petition.

### **DISCUSSION**

In response to Councilmember Mastorakos’ question, Mr. Wyse stated that Gas Station is not a permitted use so if a new user came in and tried to open a gas station, it would not be permitted. In this instance, the gasoline dispensing and storage will not be available for public use but strictly used for company vehicles.

Councilmember Hurt inquired about future access to the property located north of the subject site. Mr. Wyse replied that at this time, there are no current plans for development of that site. The applicant has been working with the owner to acquire that easement so future access can be included in their design process.

When asked about the timeframe for constructing Sentrus Place Road, Mr. Wyse stated that it would not be constructed until the surrounding area is developed. The preliminary plan indicates that there will be cross access to the adjacent parcel. When Sentrus Place is constructed, the eastern curb cut on Chesterfield Airport Road will be removed. Eventually Long Road Crossing will be extended on to this property and then tie in south to align with Cepi Drive.

**Chair Monachella made a motion to forward P.Z. 05-2021 Chesterfield Airport Service (Enterprise) to City Council with a recommendation to approve.** The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0.**

**Note: One Bill, as recommended by the Planning Commission, will be needed for the November 1, 2021 City Council Meeting. See Bill #3365**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 05-2021 Chesterfield Airport Service (Enterprise).]**

### **C. Burkhardt Place Parking Restriction and Designation as a Through Street**

#### **STAFF PRESENTATION**

Jim Eckrich, Director of Public Works/City Engineer, stated that when the YMCA was approved, there was a parking restriction on Burkhardt Place but because it was a dead-end street, it had never been included in the City's Traffic Code. With the current development of Wildhorse Village, the section of Burkhardt Place from the YMCA to Wild Horse Creek Road is currently under construction and when completed, it will connect Chesterfield Parkway West and Wild Horse Creek Road. Upon completion, Burkhardt Place will be striped with bicycle lanes and will no longer be able to accommodate parking on either side of the street.

Staff recommends implementing the parking restriction formally at this time, however, it will not become effective until the street is accepted by the City and opened to the public. Additionally, Staff recommends that Burkhardt Place be formally recognized as a Through Street which requires the adoption of an ordinance adding Burkhardt Place to Schedule IV of the Traffic Code.

#### **DISCUSSION**

Councilmember Hurt stated that while he does not object to eventually adding the parking restriction to the Code, he would like to temporarily allow parking in front of the YMCA on one side of the street until additional parking can be provided in that area. In addition, he inquired as to when the Burkhardt Place extension would be completed and accepted as a public street. Mr. Eckrich responded that before the street can be accepted, construction has to be completed in its entirety and the traffic signal at Wild Horse Creek Road will have to be installed. He indicated that this would probably not occur until sometime next year. With regard to allowing temporary parking, he stated that the only way that the parking could be temporarily allowed would be if the bicycle lane was not striped. He suggested that Section 3 of the Ordinance could be rewritten as follows to accommodate this:

This Ordinance shall be in full force and effect at such time that the Burkhardt Place extension is open for public use and Burkhardt Place has been striped for bicycle lanes.

**Councilmember Hurt made a motion to forward to City Council an Ordinance that amends Title III, Schedule VII Parking Restrictions of the Chesterfield City Code of Ordinances by adding provisions to restrict parking on Burkhardt Place and to revise Section 3 to read "This Ordinance shall be in full force and effect at such time that the Burkhardt Place extension is open for public use and Burkhardt Place has been striped for bicycle lanes." Striping of the bicycle lanes on the existing portion of Burkhardt Place will not be completed until the Planning & Public Works Committee authorizes Staff to do so.** The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0.**

**Councilmember Mastorakos** made a motion to forward to City Council an Ordinance that amends Title III, Schedule IV Through Highways, Roads, or Streets of the Chesterfield City Code of Ordinances by adding Burkhardt Place as a Through Street. The motion was seconded by Councilmember DeCampi and **passed** by a voice vote of 4-0.

**Note: Two Bills, as recommended by the Planning & Public Works Committee, will be needed for the November 1, 2021 City Council Meeting. See Bill #3366 and Bill #3367**

**[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Burkhardt Place Parking Restriction and Designation as a Through Street.]**

**IV. OTHER – None.**

**V. ADJOURNMENT**

The meeting adjourned at 5:56 p.m.