

MEMORANDUM



TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, December 5, 2024

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, December 5, 2024 in Conference Room 101.

In attendance:

Chair Dan Hurt (Ward III)
Councilmember Mary Monachella (Ward I)
Councilmember Mary Ann Mastorakos (Ward II)
Councilmember Merrell Hansen (Ward IV)
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Isaak Simmers, Planner
Theresa Barnicle, Executive Assistant
George Stock, Stock & Associates
Bose Daggubati, Petitioner

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the November 21, 2024 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of November 21, 2024. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

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)

Councilmember Hansen made a motion to postpone Unfinished Business items A, B, and C until the January 9, 2025 Planning and Public Works Committee meeting. The motion was seconded by Councilmember Monachella 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)
- C. Long Road Crossing, Lot A-2:** A Site Development Section Plan, Landscape Plan, and Lighting Plan for a 1.93-acre tract of land zoned "PC" Planned Commercial District located south of Long Road Crossing Drive and east of North Chesterfield Industrial Boulevard. (Ward 4)

Prior to the meeting the applicant requested that these items be postponed until the next Planning and Public Works Committee meeting on January 9, 2025.

Director of Planning, Mr. Justin Wyse, gave an update on the status of these proposals, since they have been held since the November 7, 2024 PPW meeting. He stated that there has been some progress on these items, and he is optimistic these matters will move forward in the near future.

III. NEW BUSINESS

- A. P.Z. 07-2024 (314, 326, 330 N Eatherton Rd):** A request to rezone from "NU" Non-Urban District to a "PI" Planned Industrial District for a 19.489-acre tract of land located east of Eatherton Road and south of Wings Corporate Drive. (Ward 4)

DISCUSSION

City Planner Mr. Isaak Simmers, detailed in his presentation the request for a proposal to rezone a 19.489-acre parcel from "NU" Non-Urban District to "PI" Planned Industrial District. He stated that this rezoning aims to facilitate the development of a multi-sport complex east of Eatherton Road, with the Preliminary Development Plan outlining features such as renovating an existing house into a clubhouse, constructing parking facilities, and establishing athletic fields and courts for the complex.

Councilmember Hansen expressed concern about the road and the amount of traffic especially as future developments occur in this area. Councilmember Monachella agreed, stating that the parking area should be built large enough to avoid traffic issues and have room enough for emergency vehicles to maneuver. Mr. Wyse stated that the actual design plan will evolve. What has been submitted is just conceptual and any changes to the plan during development must substantially conform to what is approved.

Councilmember Hansen made a motion to recommend P.Z. 07-2024 (314, 326, 330 N Eatherton Rd) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella, and passed by a voice vote of 4-0.

[Please see the attached report prepared by Isaak Simmers, Planner, for additional information on P.Z. 07-2024 (314, 326, 330 N Eatherton Rd).]

B. High Water Detection System – Schoettler Road: A request for approval of a Water Detection Warning System on Schoettler Road. (Ward 3)

DISCUSSION

Mr. James Eckrich, Director of Public Works/City Engineer, outlined the City’s significant improvements to Schoettler Road since assuming maintenance responsibilities in 2009, including a new bridge (2018), additional turn lanes (2020), and an asphalt overlay (2023) as well as current projects including the design of a sidewalk and construction of a crosswalk near Logan Park. However, flooding remains a concern near Creve Coeur Creek, with two incidents in 2024, one requiring a water rescue. Raising the entire roadway to eliminate flooding is cost-prohibitive and would be difficult to permit due to impacts to upstream and downstream flooding.

Mr. Eckrich recommends that the City purchase and install a Water Detection Warning System by Eltechnics Corporation (Eltec) for \$22,626, which would activate flashing “Flood Hazard” signs and send alerts to the Police Department and Public Works Department during flooding. If approved the detection system will be purchased prior to the end of this year and installed in early 2025. Mr. Eckrich stated that no additional funds are being requested, the purchase can be accommodated using existing budgeted funds. Mr. Eckrich explained that this purchase is below \$25,000 so it does not need to be forwarded to the full City Council if approved by PPW. Councilmember Mastorakos expressed her support for the proposal, citing an accident that occurred several years ago on Conway Road where a water rescue was required.

Councilmember Mastorakos made a motion to approve the purchase of a High Water Detection System to be located on Schoettler Road. The motion was seconded by Councilmember Hansen, and passed by a voice vote of 4-0.

[Please see the attached report prepared by James Eckrich, Director of Public Works/City Engineer, for additional information on High Water Detection System – Schoettler Road.]

IV. OTHER

Councilmember Hansen requested that City Staff research stricter architectural standards for storage, specifically vehicle storage. She stated such requirements would assist City Council in reviewing future requests. The Committee discussed the request, and there was consensus that this was a good idea. Mr. Wyse stated he would look into the matter and report back to the PPW Committee.

V. ADJOURNMENT

The meeting adjourned at 6:02 p.m.