

# MEMORANDUM

TO: Michael G. Herring, City Administrator  
FROM: Mike Geisel, Director of Public Services  
SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, December 10, 2015



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, December 10, 2015 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV), **Councilmember Barbara McGuinness** (Ward I), **Councilmember Bridget Nations** (Ward II) and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Councilmember Barry Flachsbart (Ward I); Councilmember Mike Casey (Ward III); Councilmember Bruce DeGroot (Ward IV); Stanley Proctor, Planning Commission Chair; Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Mindy Mohrman, City Arborist/Urban Forester; Jessica Henry, Project 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 November 19, 2015 Committee Meeting Summary

Councilmember McGuinness made a motion to approve the Meeting Summary of November 19, 2015. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.

## II. OLD BUSINESS

### A. Street Tree Policy – Replanting

#### STAFF REPORT

James Eckrich, Public Works Director/City Engineer, stated as directed by the Planning and Public Works Committee, Staff revised the City's Street Tree Policy (Public Works Policy #5) in accordance with the new Emerald Ash Borer Preparedness Plan and Action Strategy (Plan) that was approved by City Council. In addition, the changes also required amendments to various sections of the Unified Development Code which were also provided for consideration.

The Plan includes a reforestation component in which the City will reimburse residents up to \$200 to plant a replacement tree in the public right-of-way OR on their private property within eight feet of the property/right-of-way line. Additionally, the Plan includes the requirement that all street trees in future subdivisions be planted outside the public right-of-way.

## Discussion

Councilmember Hurt stated for aesthetic reasons he will continue to vote against locating required street trees within new subdivisions outside of the right-of-way. He believes the City should continue to require trees within the right-of-way, even if it is accompanied by the liability.

In response to Chair Fults' question regarding the placement of trees on private property, Mr. Eckrich explained that the proposed policy would result in locating street trees within 4 to 8 feet behind the sidewalk. If a new subdivision did not have sidewalks, trees would be placed within 8 feet of the property/right-of-way line.

Chair Fults stated she thought that new subdivisions would also be given the option to plant trees in the right-of-way or on private property. Mr. Mike Geisel, Director of Public Services, stated the Committee recommended that homeowners in existing subdivisions would have the option to locate replacement trees in or outside of the right-of-way, however, within new subdivisions, trees were to be located behind the sidewalk outside of the right-of-way. The proposed policy reflects that recommendation.

Discussion ensued regarding the motive for planting trees behind the sidewalk versus in the right-of-way and the City's maintenance responsibility for trees and tree-related sidewalk damage.

Ms. Aimee Nassif, Planning and Development Services Director, stated that in conjunction with the proposed change in Public Works Policy #5, Staff prepared an update to the City's Unified Development Code relating to tree preservation and landscape requirements that also needs to be considered in addition to the proposed Policy change.

To eliminate further confusion, Chair Fults suggested the Committee consider placement of trees within existing subdivisions separate from placement in new subdivisions.

**Councilmember Nations made a motion recommending that residents in existing subdivisions be given the choice of planting replacement trees within the right-of-way or on their private property.** The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

There was further discussion regarding the placement of trees within *new* subdivisions and whether to allow the option to place trees within the right-of-way or on private property. It was ultimately decided that Staff would prepare a new policy reflecting the Committee's desire to allow residents in existing subdivisions to have the choice of where to plant replacement trees and the desire to *not* change the existing policy regarding the placement of trees within new subdivisions. The consensus of the Committee was that new developments should be required to plant trees within the public right-of-way.

### III. **NEW BUSINESS**

#### **A. Public Street Acceptance – The Arbors at Wildhorse Creek**

**Councilmember Nations made a motion to accept Arbor Grove Court within the Arbors at Wildhorse Creek as a City street.** The motion was seconded by Councilmember Hurt 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 4, 2016 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer for additional information on Public Street Acceptance – The Arbors at Wildhorse Creek.]**

**B. Public Street Acceptance – Spirit Valley Business Park**

**Councilmember Hurt made a motion to accept Spirit Valley East Drive, Spirit Valley Central Drive and Spirit Valley West Drive within Spirit Valley Business Park as City streets. The motion was seconded by Councilmember Nations 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 4, 2016 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer for additional information on Public Street Acceptance – Spirit Valley Business Park.]**

**C. Voluntary Parking Restriction – August Hill Drive**

**STAFF REPORT**

Mr. Mike Geisel, Director of Public Services, stated Staff recently received a request to establish additional parking restrictions along Lydia Hill Drive and August Hill Drive due to neighborhood concerns primarily associated with public events at Central Park. Parking is already restricted on the south side of Lydia Hill from Chesterfield Parkway West, westward to a point where Lydia Hill becomes August Hill. Parking is currently allowed elsewhere on both sides of the street up to Baxter Road and allowed completely on the north side of Lydia Hill/August Hill.

Public Works Policy #45 states that if 75% of the affected residents agree, they can request a voluntary traffic restriction. Accordingly, Staff surveyed the subdivision trustees of Stonehill Village and the Reserve at Chesterfield Village to determine their level of interest in pursuing additional parking restrictions. A total of 12 responses were returned, 9 of which favored further restriction. Therefore, Staff has prepared an ordinance to establish the requested parking restriction.

As proposed, parking is to be prohibited along both sides of August Hill from Baxter Road eastward to a point 200 feet east of the intersection of Willow Weald Path. From that point, parking will be allowed on the north side of August Hill Road eastward, but the parking restriction will continue on the south side of August Hill throughout the remainder of August Hill. Consequently, the proposed parking restriction will completely eliminate parking on the south side of the entire section of Lydia Hill/August Hill between Baxter Road and Chesterfield Parkway West. Parking WILL be allowed on the north side (park side) of Lydia Hill-August Hill from Veterans Place Drive westward to a point 200 feet east of Willow Weald Path.

### Discussion

There was some discussion regarding the actual location of the parking restrictions and the reason for restricting parking 200 feet eastward of Willow Weald Path. There was consensus among the Committee that parking on both sides of August Hill near Baxter created an undesirable situation and that the parking restriction was appropriate.

In response to Chair Fults' question regarding parking alternatives, Mr. Geisel stated that Staff negotiates with Sachs Properties and Chesterfield Mall for the use of their parking lots during public events to provide additional parking.

**Councilmember Nations made a motion to forward to City Council, with a recommendation to approve, the proposed voluntary parking restriction along Lydia Hill and August Hill.** The motion was seconded by Councilmember Hurt.

### Discussion on the motion

In response to Chair Fults' question, Mr. Geisel cited possible locations for "No Parking" signs and estimated that two to three signs would be needed on the north side of August Hill with additional signage needed on the south side.

**The above motion 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 4, 2016 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Mike Geisel, Director of Public Services, for additional information on Voluntary Parking Restriction on August Hill Drive.]**

## IV. OTHER

1. The Committee discussed the letter drafted by Interim City Attorney Harry O'Rourke seeking the Attorney General's opinion on providing partial snow removal reimbursement to private, gated subdivisions. Mr. Mike Geisel stated he would incorporate Councilmember McGuinness' comments and distribute a new draft for the Committee's review. There was further discussion regarding "who" is eligible to request an Attorney General opinion as Councilmember McGuinness was informed that a municipal attorney does not meet the criteria to request an opinion.

2. Councilmember McGuinness asked Staff to provide an update on the litigation with Brunhaven subdivision. Ms. Aimee Nassif, Planning and Development Services Director, summarized the ongoing litigation since 2013 and stated all issues have been resolved except for the Lake Protection Bond.

3. Since the concrete plant seasonally moves to Old Chesterfield Road, Chair Fults requested that Code Enforcement monitor road conditions along Old Chesterfield Road for any debris associated with concrete trucks.

4. Chair Fults requested that parking be monitored in Clarkson Woods near Marquette High School during morning drop off and after school pickup times. Residents are having difficulty entering and exiting their neighborhood during those times. Ms. Nassif offered to notify the Police Department of her concerns.

**V. ADJOURNMENT**

The meeting adjourned at 6:14 p.m.