

# 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, January 6, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 6, 2022 in Conference Room 101.

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 December 9, 2021 Committee Meeting Summary

**Councilmember Mastorakos** made a motion to approve the Meeting Summary of December 9, 2021. The motion was seconded by **Councilmember Hurt** and **passed by a voice vote of 3-0**. (Councilmember DeCampi arrived after the vote.)

## II. UNFINISHED BUSINESS – None.

## III. NEW BUSINESS

- A. **P.Z. 14-2020 84 Lumber (17519 Chesterfield Airport Road)**: An ordinance amendment to modify development criteria contained in City of Chesterfield Ordinance 2575 which established a “PC” Planned Commercial District on a 7.42-acre tract of land located at 17519 Chesterfield Airport Road (17U510073). (Ward 4)

## **STAFF PRESENTATION**

**Justin Wyse**, Director of Planning, presented the project request for an Ordinance Amendment to modify the development criteria for a tract of land located along Chesterfield Airport Road east of its intersection with Long Road and south of Interstate 64. Changes are being requested to accommodate redevelopment of the site to expand operations for Car Craft Autobody.

The applicant is requesting the following changes:

- Increase total building area from 40,000 to 60,000 sq. ft.

- Remove the detention area setback requirement.
- Allow vehicular access from Chesterfield Airport Road until Arnage Road extends to Caprice Drive to the west.
- Update Permitted Uses.

A Public Hearing was held on August 23, 2021 where four issues were raised regarding screening of damaged vehicles, permitted uses, updating current ordinance language and access onto Arnage Road. Each of these issues were addressed by the applicant and on December 13, 2021, the Planning Commission voted to recommend approval of this petition by a vote of 8-1 with the modification that the following permitted uses be removed from the request:

1. Art Gallery
2. Art Studio
3. Commercial Service Facility
4. Film Drop Off and Pick Up Stations
5. Film Processing Plant
6. Office – Dental
7. Parking Area (Stand-Alone), including Garages for Automobiles. Not including sales or storage of damaged vehicles for more than 72 hours.
8. Tackle and Bait Shop

The Preliminary Development Plan depicts three buildings totaling 57,800 sq. ft, two curb cuts on Arnage Road with access from Chesterfield Airport Road and a fenced-in outdoor storage area.

### **DISCUSSION**

Planning Commission Chair Merrell Hanson stated that she cast the dissenting vote at Planning Commission. She explained her concern with the outdoor storage area and the proposed 6 foot fence.

There was considerable discussion regarding the extension of Arnage Road. Arnage Road is directly in front of the subject site and is owned by the adjacent Jaguar/Land Rover dealership. Once the proposed redevelopment of the subject site is completed, the applicant will extend Arnage Road to their western boundary. The Lou Fusz dealership is immediately adjacent to the western boundary of the subject site. If at some point in the future Lou Fusz redevelops their site, they will be required to extend Arnage Road through their property to intersect with Caprice Drive, at which time the north/south private road would be eliminated. Until Arnage Road is extended to Caprice Drive, the applicant is requesting to retain access utilizing the north/south private road from Chesterfield Airport Road as a right-in, right-out access.

There was also discussion regarding the proposed six-foot high vinyl fence to screen the outdoor storage area of damaged vehicles and the use of additional landscaping. The Committee was concerned that a six foot high fence would not adequately screen the area from the interstate highway. They were also concerned about the appearance of a vinyl fence.

The proposed use for the two sheds on the property was also discussed. A representative of the applicant indicated that their use has not been determined at this point. However, it will be addressed at the site plan review phase.

**Chair Monachella made a motion to approve P.Z. 14-2020 84 Lumber (17519 Chesterfield Airport Road) and amend Attachment A, Section I, Specific Criteria, B by adding the following language:**

**4. Outdoor Storage**

- a. **Outdoor storage areas shall be depicted on the Site Development Plan with screening to include berming, landscaping, fencing, or other methods as approved by the City of Chesterfield. Section profiles may be required to verify the adequacy of proposed screening.**

The motion was seconded by Councilmember Mastorakos.

**Discussion after the Motion**

There was further discussion regarding future access to the site, the long-term visual effect of vinyl fencing, and the lifespan of landscaping. Representing the applicant, Mike Doster, Land Use Attorney on the development team, stated that prior to the next City Council meeting, he will work with the applicant and present alternative screening solutions.

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 18, 2022 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 14-2020 84 Lumber (17519 Chesterfield Airport Road).]**

**B. Public Street Acceptance: Fienup Farms-Plats 2 and 7**

**STAFF PRESENTATION**

Jim Eckrich, Director of Public Works/City Engineer, stated that Staff has determined that the following streets within Plats 2 and 7 of the Fienup Farms subdivision meet the City's design and construction standards for acceptance as public streets:

- Patchwork Fields (Plat 2):            Approximately 132 feet: from 40 feet north of Pine Summit Drive to a point 172 feet north of Pine Summit Drive
  
- Patchwork Fields (Plat 7):            Approximately 415 feet: from 375 feet west of Fienup Lake Drive to 40 feet east of Fienup Lake Drive
  
- Fienup Lake Drive (Plat 7):            Approximately 645 feet: from Patchwork Fields to 645 feet south of Patchwork Fields

Mr. Eckrich pointed out that these are the first of multiple street acceptance recommendations that will be required for this subdivision. Fienup Farms includes 11 plats and all but one plat includes public streets. All streets within Fienup Farms have been completed, however, at this time, not all of the responsible parties have addressed deficiencies. Instead of withholding street acceptance and escrow fund releases from those that have addressed all required deficiencies, Staff is requesting that the above mentioned streets be accepted at this time.

**Councilmember Hurt made a motion to forward an ordinance accepting 132 feet of Patchwork Fields (Plat 2), 415 feet of Patchwork Fields (Plat 7), and 645 feet of Fienup Lake Drive (Plat 7) as public streets and forward 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 & Public Works Committee, will be needed for the January 18, 2022 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Public Street Acceptance: Fienup Farms-Plats 2 and 7.]**

#### **IV. OTHER**

#### **V. ADJOURNMENT**

The meeting adjourned at 6:22 p.m.