

# MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, June 9, 2022



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A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 9, 2022 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: Mayor Bob Nation; Councilmember Michael Moore (Ward III); Planning Commission Acting Chair Steve Wuennenberg; 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 May 19, 2022 Committee Meeting Summary

**Councilmember Hansen** made a motion to approve the Meeting Summary of May 19, 2022. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4-0.

## II. UNFINISHED BUSINESS - none

## III. NEW BUSINESS

### B. Planning Commission Nominee Interviews

Chair Hurt introduced nominee Gail Choate.

Ms. Choate stated that she has been a planner for most of her professional career. She retired a year ago after 37+ years with St. Louis County. She was previously a planning commissioner with the City of Des Peres and was also a member of the Board of Zoning Adjustment for the City of Webster Groves.

She has worked under the direction of many County Executives and many different planning commissioners. The last position she held at St. Louis County was Acting Director of Planning. She has extensive experience with zoning, comprehensive planning, annexations and land development.

She has always been interested in some type of position with Chesterfield, but there had always been a time conflict. Now that she is retired, she has the time to serve on the Chesterfield Planning Commission.

### **DISCUSSION**

In response to questions, Ms. Choate stated that she grew up in Chesterfield and returned in 1995 after college. She believes that a planning commissioner needs to be a good listener, have an open mind and be available. She sees Chesterfield's development similar to St. Louis County's in that a lot of the prime land is already developed and the undeveloped land left may be topographically challenging. Therefore, there will be many redevelopment opportunities. Ms. Choate also stated that she is an independent thinker.

**Councilmember Monachella made a motion to forward the Planning Commission nomination of Gail Choate to City Council with a recommendation to approve.** The motion was seconded by Councilmember Hansen and **passed by a voice vote of 4-0**

Chair Hurt introduced Khalid Chohan.

Mr. Chohan stated that he has been a resident for 17 years. He currently lives in the Baxter Pointe subdivision. He loves the amenities Chesterfield has to offer and has experienced the recent growth of Chesterfield. He believes in giving back to the community where he lives. He previously owned a condominium in the Monarch Trace subdivision where he was a board member of the homeowners association. He has contributed to the cause of iHelp, which provides at-home education to women. He is a founding member of the St. Louis Mosaic Professional Connector program. He has also served as a mentor in the Regional Business Council Mentoring Program and serves as Chair of the Business Resource Group Inclusion & Diversity program at Edward Jones.

He currently works at Edward Jones in the Digital Portfolio's Program Management Office and has been with Edward Jones for 20 years. Prior to joining Edward Jones, his background included work in technology, manufacturing and working in the family business of marble and granite countertops. He has also served in several non-profit organizations including the United Way.

### **DISCUSSION**

Chair Hurt expressed a concern with a possible conflict of interest with his family business since the Planning Commission involves extensive work with both residential and commercial developers. Mr. Chohan stated that he was in business with his siblings, but they have since closed the business. He is currently involved with rehabbing houses but is not affiliated with any project in Chesterfield, nor has he ever been. If in the future, he was involved with a project in Chesterfield, he would recuse himself.

There was some concern expressed regarding Mr. Chohan's lack of experience and his ability to effectively serve on the Planning Commission. Councilmember Hansen stated that she has explained the challenges of serving on the Planning Commission and the homework involved prior to meetings. Mr. Chohan stated that he has reviewed the Comprehensive Plan and the UDC and he is very flexible and willing to learn.

**Councilmember Hansen made a motion to forward the Planning Commission nomination of Khalid Chohan to City Council with a recommendation to approve.** The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0**

With the consensus of the Committee, Item III.B was moved to the end of the agenda.

### **C. Street Acceptance – Fienup Farms**

#### **STAFF PRESENTATION**

Jim Eckrich, Director of Public Works, stated that as part of a recent inspection of Plat 8 of the Fienup Farms subdivision, Staff has determined that the following streets meet the City’s design and construction standards for acceptance as public streets:

Patchwork Fields:        Approximately 1,116 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Patchwork Fields

Wilbur Court:            Approximately 114 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Wilbur Court.

Mr. Eckrich pointed out that this is the second of multiple street acceptance recommendations that will be required for Fienup Farms. The Fienup Farms subdivision includes 11 plats. All but one plat includes public streets. All streets in Fienup Farms have been completed and are in use; however, at this time, not all of the responsible parties have addressed deficiencies.

**Councilmember Hansen made a motion to forward to City Council an ordinance accepting 1,116 feet of Patchwork Fields and 114 feet of Wilbur Court as public streets with a recommendation to approve. The motion was seconded by Councilmember Monachella 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 June 20, 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 Street Acceptance-Fienup Farms.]**

### **D. TGA Resolution**

#### **STAFF PRESENTATION**

Justin Wyse, Director of Planning, stated that the City participates in the Traffic Generation Assessment (TGA) program which was previously handled through St. Louis County. When the zoning for Wildhorse Village was considered for approval, the City elected to administer the disbursement of TGA funds on that project.

The developer has an obligation to either financially contribute funds to mitigate the impact of traffic or make improvements that match or exceed that obligation. The Governing Ordinance for this project includes a requirement to design and construct an extension of Burkhardt Place from its current terminus to Wild Horse Creek Road. The required right of way to facilitate the planned roadway has been secured, the roadway is currently under construction, and the construction cost has been fully funded by the developer.

Currently, the City does not have a formal approval process for Staff to issue money out of the TGA fund to pay for improvements. Accordingly, Staff is proposing a resolution that authorizes disbursement of funds to the developer.

**Councilmember Hansen made a motion to forward to City Council a resolution authorizing the disbursement of funds collected through the Traffic Generation Assessment contributions received for the installation of required roadway improvements with a recommendation to approve. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.**

**Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the June 20, 2022 City Council Meeting. See Resolution #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on the TGA Resolution.]**

## **B. Electric Charging Stations and Fleet Vehicles**

### **STAFF PRESENTATION**

Jim Eckrich, Director of Public Works, stated that this item is being presented to the Committee in order to receive direction on whether to proceed or not.

Mr. Eckrich stated that he recently attended an online training program conducted by Ameren Missouri regarding charging stations for electric vehicles and rebates that are available for the installation of the stations. Electric vehicles are becoming commonplace and he anticipates that residents will soon want the ability to charge vehicles in the City's public parking lots. Additionally, the Public Works Department has begun to encounter problems on road improvement projects when residents cannot access their driveway in order to charge their vehicle. In these cases, it would be advantageous if the City could offer a charging station at a City parking lot.

In addition to the charging stations, Mr. Eckrich believes the City should investigate whether electric vehicles should start being incorporated into the City's fleet. This would involve a cost/benefit analysis including acquisition costs, maintenance costs, operation costs, and the cost associated with additional charging stations to accommodate fleet charging.

Mr. Eckrich stated that this information is being provided at this time only for the purpose of determining whether the City should consider installing charging stations for the public and whether Staff should study whether to incorporate electric vehicles into the City's fleet. No allocation of funds is being requested at this time.

### **DISCUSSION**

Councilmember Mastorakos stated that she supports the idea of providing public charging stations. In fact, a resident had recently contacted her inquiring about whether there were any charging stations in the City. She asked if the user would have to pay for the electricity to charge their car. Mr. Eckrich stated that the charging stations would be "pay" stations. The City would expect to recoup all electric and operation/maintenance costs through the fees paid by the user. However, the fee would not pay for the capital expenditure of installation.

Councilmember Mastorakos stated that she took a road trip through Tennessee and North Carolina and noted several charging stations along the way. These were located within a resort and within a public parking lot. She did not see a lot of electric vehicles but it seems that manufacturers are heavily promoting them. She indicated that she did not know how the use of electric vehicles will impact the environment. She believes Staff should explore installing charging

stations and consider adding electric vehicles to the City's fleet. Councilmember Monachella concurred.

Chair Hurt stated that newer developments, such as Aventura, already have charging stations and they will be installed at the new Wildhorse Village development. He thinks consideration of charging capacity in parking structures in downtown Chesterfield is a good idea. He did express his concern about the number of stations on City parking lots. Most residents will likely charge their vehicles at home. That said, he does not want City parking lots filled with residents and others charging vehicles. Some controlling factors will likely need to be implemented.

Councilmember Hansen stated that this is an interesting idea but the City should consider the expense and whether it is the City's obligation to provide this service or whether it should be handled by private enterprise.

**Councilmember Mastorakos made a motion to direct Staff to begin research for the installation of public charging stations and to perform a detailed analysis of the incorporation of electric vehicles into the City's fleet.** The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

#### **IV. OTHER**

Chair Hurt stated that another Councilmember asked if the Committee should consider having public art as a requirement in the City's Code for new development. After a brief discussion, the Committee did not want to consider any changes to the Code at this time.

#### **V. ADJOURNMENT**

The meeting adjourned at 6:42 p.m.