

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, August 19, 2021



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held via Zoom on Thursday, August 19, 2021.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III). Councilmember Tom DeCampi (Ward IV) was absent – he had notified Justin Wyse in advance of the meeting of a work conflict.

Also in attendance were: Councilmember Aaron Wahl (Ward II); Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Natalie Nye, Planner; Chris Dietz, 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 August 5, 2021 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of August 5, 2021. The motion was seconded by Councilmember Hurt.

Discussion after the Motion

Chair Monachella asked that the New Business Item III.C. be amended to say "...there was a resident" instead of "...there is a resident."

Councilmember Hurt made a motion to approve the Meeting Summary of August 5, 2021, **as amended**. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0**.

II. UNFINISHED BUSINESS

A. Trailers in Residential Areas

STAFF PRESENTATION

Chair Monachella stated that at the August 5, 2021 Planning & Public Works Committee meeting, Staff was directed to prepare a draft ordinance amending Section 210.2460, Regulation of Portable Storage Units, to specifically list storage trailers in sub-sections B through F. Upon review, it was determined that sub-section F was redundant with sub-section E, thus it was proposed for removal. Additionally, it was noted that "residentially zoned" was added to sub-section E to clarify the intent was for residential areas.

Chair Monachella made a motion to forward an Ordinance amending the Unified Development Code Section 210.2460: Regulation of Portable Storage Units, to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos.

Discussion after the Motion

Councilmember Hurt asked if there was a current restriction on parking trailers in the street. Jim Eckrich, Director of Public Works/City Engineer, stated that he believed there was such a restriction but could not cite the specific section of code. Justin Wyse, Director of Planning, clarified that the proposed legislation would specifically prohibit the parking of trailers and portable storage units in the street.

There was a brief discussion on whether or not storage trailers were addressed previously and the reason why the topic was being brought up again at this time.

The above motion passed by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the August 30 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on an Ordinance amending the Unified Development Code Section 210.2460: Regulation of Portable Storage Units.]

III. NEW BUSINESS

- A. P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates):** A request for a zoning map amendment from the 'PI' Planned Industrial District to a new 'PI' Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133). (Ward 4)

STAFF PRESENTATION

Chris Dietz, Planner, stated that this is a request to rezone Lots 14 and 16 of the Wings Corporate Estates subdivision into a new "PI" Planned Industrial District with the intent to store and sell motorcycles, All-Terrain Vehicles (ATVs), small trailers, equipment and accessories onsite. The request includes changes to the permitted uses for both lots with the inclusion of two new uses that are not currently permitted under the governing ordinance, as well as the allowance of limited outdoor display of these vehicles during business hours.

A Public Hearing was held on June 28 where issues were raised relating to permitted uses, open space and screening of outdoor storage of goods onsite. The Applicant submitted a revised narrative addressing these issues and on August 9, the Planning Commission unanimously approved the revised petition.

In addition to the two new permitted uses, the rezoning also includes modifications to the structure and parking setbacks, as well as floor area, height and building requirements.

Councilmember Hurt made a motion to forward P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates) to City Council with a recommendation to approve.

The motion died due to a second.

Discussion after the Motion

In response to questions, Mr. Dietz replied that the two lots will be consolidated and the building currently on Lot 14 is proposed to be the main building from which to conduct business. In front of that building, there will be a small area for outdoor display which would be limited to business hours. The back lot will be for storage.

Mr. Dietz also confirmed that the current governing ordinance does not allow for motorcycle, ATV or similar vehicles to be sold on site, which is one of the reasons for the submission of the petition. To further clarify, Justin Wyse, Director of Planning, stated that City Council recently approved changes to regulations regarding automobile, motorcycle, ATV and RV sales and storage and identified districts where such activity was permissible if it were included in the governing ordinance. This use was identified as a permitted use in the "PI" zoning district and is consistent with the Comprehensive Plan.

There was additional discussion on the permitted uses that were eliminated and the reasons why they were eliminated. Inclusion of the "golf course" use was held with discussion of the consistency with the Comprehensive Plan. It was noted that there is an existing golf course in the industrial land use designation and other recreational uses throughout the area. The UDC permits these uses in the "PI" District and no immediate conflicts with the Comprehensive Plan were noted.

Chair Monachella made a motion to forward P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the August 30 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16.]

B. P.Z. 06-2021 O'Sullivan Mortuary (St. Andrew Kim Parish): An ordinance amending City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing "C8" Planned Commercial District located at 13996 Olive Boulevard (16Q130977, 16R340281). (Ward 1)

STAFF PRESENTATION

Natalie Nye, Planner, presented the request for an ordinance amendment to incorporate an additional 0.17-acre tract of land and to modify the permitted uses for an existing "C8" Planned Commercial District. Specifically, the Applicant is requesting to add "churches and other places of worship" as a permitted use in addition to adding a small piece of adjacent land to the overall parcel.

A Public Hearing was held on August 9, 2021 at which time the request was unanimously approved by the Planning Commission.

DISCUSSION

Councilmember Hurt discussed the importance of access management on Olive and asked if one of the current access points could be eliminated. Justin Wyse, Director of Planner, stated that

one of the access points is shared with the adjacent building. Originally, two access points were required by the Fire District; however, if cross access to the adjacent sites can be obtained in the future, then it may be possible to remove one access point.

There was also discussion regarding parking regulations for churches. Ms. Nye stated that parking is reviewed during the relevant site plan or Municipal Zoning Approval. However, if the church expands in the future and requires additional parking, their intent is to add more parking spaces on the additional parcel.

Councilmember Mastorakos made a motion to forward P.Z. 06-2021 O’Sullivan Mortuary (St. Andrew Kim Parish) to City Council with a recommendation to approve. The motion was seconded by Chair Monachella.

Discussion after the Motion

The Committee discussed the safety aspect of having one versus two access points off of Olive Boulevard. As requested by the Committee, Staff will contact the Fire District and determine whether two access drives are still required by the Fire District. That answer will be provided to the City Council prior to its next meeting.

The above motion passed by a voice vote of 3-0, with Councilmember Hurt noting that his support may change if the Fire District does not require two access points.

Note: One Bill, as recommended by the Planning Commission, will be needed for the August 30 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 06-2021 O’Sullivan Mortuary (St. Andrew Kim Parish).]

C. 2021 Sidewalk Program

STAFF PRESENTATION

Jim Eckrich, Director of Public Works, stated that the City maintains 254 miles of sidewalk which includes 2,280 ADA curb ramps. Sidewalks are inspected on a 3-year cycle with one-third of the City’s sidewalks inspected each year. The results of those inspections, as well as ongoing Requests for Action (RFAs) from residents, are used to plan annual sidewalk work.

Mr. Eckrich explained the current state of the City’s sidewalks system and explained how deficiencies are prioritized, along with the various methods used to address deficiencies. He also explained the three funding methods used for sidewalk repairs:

1. Annual allocation of \$300,000 in the Capital Projects Fund (aka Project A).
2. Annual participation in the Community Development Block Grant (CDBG) program administered by St. Louis County, typically resulting in a grant-funded expenditure of approximately \$50,000 to replace ADA compliant curb ramps.
3. Supplemental allocation of \$200,000 from the General Fund-Fund Reserves to account for sidewalk work that would typically be addressed by Street Maintenance personnel who are currently dedicated to Ash Tree Removal. This allocation is scheduled to terminate after 2022 when all the Ash trees have been removed. (Project B).

While the City's sidewalk program is very effective, Mr. Eckrich believes it can be improved by incorporating mudjacking as a primary maintenance treatment. Mudjacking costs approximately \$55 per slab, whereas slab replacement is approximately \$160 per slab. Additionally, mudjacking is less unsightly than grinding or asphalt patching, and no restoration (dirt/seed/straw) is needed. While not all sidewalk deficiencies can be addressed via mudjacking, the use of this technique would allow the City to address many more deficient sidewalks in Project A.

Regarding Project B, this work will be performed mostly by the Street Maintenance personnel in the future after the Ash tree removals are complete. Mudjacking will not replace all grinding, asphalt, and slab replacement, but it would address most sidewalk deficiencies. In order to accomplish this, Street Maintenance Staff is recommending the purchase of a Poly Jack Trailer, including all necessary attachments and material, at a cost of \$63,906. This purchase would be made using savings within the Street Maintenance Budget, and no additional monies are requested at this time. A portion of the savings will come by eliminating the purchase of a new sidewalk grinder included as part of the 2021 Budget.

To summarize, Mr. Eckrich stated that it is Staff's recommendation that the City revise its Sidewalk Program to implement mudjacking as a primary maintenance treatment. Specifically, Sidewalk Project A will be revised to incorporate a mudjacking component to address as many trip hazards as practical prior to initiating slab removal. Additionally, the Street Maintenance Division will purchase a Poly Jack Trailer by reallocating existing budgeted funds. This will allow the Street Maintenance Division to implement a mudjacking procedure to increase output and address a larger number of deficient sidewalk slabs each year.

DISCUSSION

In response to Councilmember Hurt's question, Mr. Eckrich replied that when used in the appropriate situation, the lifespan of mudjacking should be comparable to full replacement. The City will not be able to use mudjacking in all situations. Grinding, asphalt ramps, and sidewalk replacement will still be utilized where appropriate.

Councilmember Mastorakos made a motion to incorporate mudjacking into the Sidewalk Program and reallocate existing budgeted funds to purchase a Poly Jack Trailer and necessary attachments and material and forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt.

Discussion after the Motion

In response to Councilmember Mastorakos' questions, Mr. Eckrich stated that mudjacking was most recently utilized on Royalbrook Drive, where a disabled resident was having trouble navigating the sidewalk. That project has been success and was well received by area residents.

The above motion passed by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the 2021 Sidewalk Program.]

IV. OTHER – None.

V. ADJOURNMENT

The meeting adjourned at 6:32 p.m.