MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, September 2, 2010

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 2, 2010 in Conference Room 101.

In attendance were: **Chair Matt Segal** (Ward I); **Councilmember Bruce Geiger** (Ward II); **Councilmember Mike Casey** (Ward III); and **Councilmember Connie Fults** (Ward IV).

Also in attendance were: Councilmember Lee Erickson (Ward II); Councilmember Bob Nation (Ward IV); G. Elliot Grissom, Planning Commission Chair; Mike Geisel, Director of Planning & Public Works; Brian McGownd, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Mindy Mohrman, City Arborist/Urban Forester; and Kristine Kelley, Recording Secretary.

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

Chair Segal made a motion to move the agenda order. *The motion was seconded by Councilmember Geiger and* ***passed by a voice vote of 4 – 0.***

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 19, 2010 Committee Meeting Summary.

Councilmember Fults made a motion to approve the Meeting Summary of August 19, 2010**.** The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

II. OLD BUSINESS – None

III. NEW BUSINESS

C. **Large Vehicle parking in residential areas** – Councilmember Geiger

Councilmember Geiger explained that there continues to be ongoing issues relating to oversized vehicles permanently being parked in residential areas. He then provided two examples;

1. There is currently a situation at 15339 Batesville Court, Chesterfield, where a "Recreational Vehicle" is parked in the driveway alongside the garage at the home. The resident was originally cited a violation for parking the vehicle illegally in the grass, but since that time has poured a concrete pad and the "RV" has been parked there ever since.

2. In addition, there is a permanently parked oversized truck parked on Heffington Drive, which extends two to three feet above the roof line of the home and was previously cited because the cab was hanging over the sidewalk.

Councilmember Geiger feels there are conflicting ordinances of what can and cannot be parked in the residential areas and is requesting the following; (1) input from the Committee and (2) would like Staff to draft an ordinance prohibiting large vehicle parking in residential areas.

Councilmember Fults concurs that long-term parking continues to be a problem and would fully support prohibiting this type of situation. She cited one instance where a vehicle is being parked at the back of the home, which affects the neighbors' view. However, she does not want to deter short-term visits by family members arriving from out of town.

Councilmember Casey made a motion to direct Staff to draft an ordinance specifically addressing long-term parking of oversize vehicles in residential areas and bring that information back to the Committee. Councilmember Geiger seconded the motion.

Discussion on the Motion

Chair Segal felt the parking of oversized vehicles in the front of a home should be prohibited – he is not certain that residents should be prohibited from parking them at the rear of the home.

Councilmember Fults noted that some of the area commercial businesses allow overnight parking. She objects to the large vehicles being parked in the rear of a home as this is an imposition on the neighbors. She feels that the City needs to provide assistance to the subdivisions, which do not have adequate funds to litigate issues pertaining to long-term parking in the grassy areas or the driveway.

Councilmember Geiger noted that Fariba Zabetian has submitted a petition from residents urging the ban of oversized vehicles being parked or housed in any residential neighborhood.

Mr. Geisel stated that a few months ago discussion was held about an ordinance addressing oversized vehicles. He asked for clarification on whether the Committee wants a draft ordinance to address parking of large vehicles on both the street and the premises. He feels that that City should facilitate overnight or short-term parking for visitors. Chair Segal suggests applying for a 48-hour permit three times a year per RV.

Councilmember Geiger stated his concerns relate to "residential" and "permanent" parking of oversized vehicles.

Councilmember Nation does not want to discourage visiting friends or family members and agrees that 48-hour parking is adequate, but he would prefer 72-hour parking be allowed. He feels it is an over extension of government to require the residents to apply for a permit.

It was further discussed as to whether permitting should be required. Councilmember Fults feels that the main concern is over-sized vehicles being parked in the grass or driveway then further noted that most subdivisions have their own indentures which prohibit long-term parking in the streets.

Ms. Zabetian then expressed her concerns about the oversized vehicle parked next to her house and felt that these "Recreational Vehicles" are lowering the sales prices of homes in the area.

Councilmember Erickson is requesting that Staff also research on what the neighboring communities are doing to address these issues. Councilmember Casey stated that this was not included in the motion and does not feel that this would be necessary or beneficial for the City of Chesterfield. Mr. Geisel indicated that additional research will be provided.

The motion then **passed by a voice vote of 4 to 0.**

Councilmember Geiger thanked Ms. Zabetian for bringing the problem to the City's attention, but felt that since the vehicle is now parked on a "concrete pad" it is not in violation of the City ordinance, but will request that Code Enforcement complete an inspection to make sure that it is in compliance. Mr. Geisel stated that if the concrete pad is connected to the street then a permit would have been required. Ms. Zabetian indicated that the concrete pad is only connected to the sidewalk – not the street.

A. **P.Z. 06-2010 Eberwein Park Development (City of Chesterfield):** A request for a change of zoning from "NU" Non-Urban District to a "PS" Park and Scenic District for two tracts of land located at 1627 Old Baxter Road and 1657 Old Baxter Road (19S420547 & 19S420558).

STAFF REPORT

Aimee Nassif, Planning & Development Services Director stated that on August 23, 2010, the City of Chesterfield initiated the change in zoning process for the Eberwein Park. The site is currently zoned "NU" Non-Urban District and in order to move forward and complete the design and eventual construction of the park and adhere to all City codes and ordinance requirements, the site required rezoning to "PS" Park and Scenic District.

A public hearing was held on August 23, 2010 and at that time there were no issues. The Planning Commission recommended approval by a vote of 8 – 0. There were several residents who attended the Public Hearing, but those residents believed that there would be discussion on the master plan, design or disposition of the buildings. Once the Planning Commission explained the process and procedures there were no concerns. After the meeting, Staff provided the residents with additional information and notified them of the upcoming meetings.

PLANNING COMMISSION REPORT

Planning Chair Grissom stated that the Planning Commission voted 8 – 0 to approve the zoning request.

Councilmember Casey made a motion to forward P.Z. 06-2010 Eberwein Park Development (City of Chesterfield) to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the September 20, 2010 City Council Meeting. See Bill #

[Please see the attached report prepared by Mike Geisel, Director of Planning and Public Works, for additional information on P.Z. 06-2010 Eberwein Park Development (City of Chesterfield)].

B. 2010 Street Tree Inventory

STAFF REPORT

Brian McGownd, Public Works Director/City Engineer stated that there is a recommendation to authorize a contract with The Davey Resource Group to complete the Street Tree Inventory that was facilitated in 2009. The amount of the contract would be $42,100. Ms. Mindy Mohrman, City Arborist/Urban Forester was again successful in obtaining a Tree Resource Improvement Maintenance Grant (T.R.I.M.) in the amount of $10,000 to help offset the cost of the inventory.

Staff proposes utilizing funds from the Street Tree Replacement Program for the street tree inventory. Currently there is $75,000 budgeted for this program. Staff will be spending $25,000 to $30,000, which will leave more than enough to cover those expenses.

DISCUSSION

Councilmember Fults requested that Ward IV be next on the inventory list. Mr. McGownd responded that 2/3 of the inventory was completed in 2009. Councilmember Fults mentioned that she utilized the street tree replacement program and praised the service that was provided.

Ms. Mohrman, City Arborist/Urban Forester asks that the Committee approve the contract authorization to complete the inventory. The inventory will provide accurate information when determining a budget analysis and will allow Staff to become more efficient in identifying potential problems.

Mr. Geisel stated that the $75,000 was budgeted in 2009 for the Street Tree Replacement Program. The reality is that the City has spent $180,000 this year in tree removal alone. The purpose of the inventory was to complete the following; provide a clear picture of the problem, develop a strategy, prioritize that strategy, minimize the risk and maximize the use of the funds. Mr. Geisel feels that since 2/3 of the inventory has been completed, it would be a critical mistake not to complete the data – incomplete data is no data at all. This will allow the City to be more efficient, spend the money more wisely and provide less risk.

Councilmember Nation was unclear as to why the inventory wasn't completed in 2009 for the entire City and as to whether the inventory is worth the expense. Mr. McGownd responded that there were limited funds available at that time. It was noted that the tree removal only applies to those trees in the rights of way. Mr. Geisel stated that the City is responsible for the trees and the inventory will help address any existing liabilities.

Councilmember Nation questioned whether current Public Works personnel would have the ability to locate any potential problems. Mr. Geisel noted that unless you have a trained eye, those problems are difficult to identify.

Councilmember Geiger felt that the Street Tree Inventory will help Staff determine the number, type, and condition of the trees. In addition the GPS technology will help Staff locate and store specific data for each tree.

Mr. Geisel noted that in 2007, the City spent well over $1,000,000 to remove those trees affected by the winter ice storm. Based on "immediate response", 800 truckloads of ground up tree chippings were hauled away. The City is still removing trees that were damaged by the ice.

Councilmember Fults felt that if the diseased, decayed or dead trees had been dealt with prior to the ice storm of 2007, the problem would have been less destructive.

Councilmember Geiger made a motion to authorize a contract agreement with The Davey Resource Group in an amount not to exceed $42,100.00 to complete the 2010 Street Tree Inventory and to forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Casey and **passed by a voice vote of 4 to 0.**

[Please see the attached report prepared by Brian McGownd, Public Works Director/City Engineer, for additional information on 2010 Street Tree Inventory].

IV. ADJOURNMENT

The meeting adjourned at 6:05 p.m.