



**CITY OF CREVE COEUR - MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
MONDAY, OCTOBER 21, 2013  
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, October 21, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: ***Mr. Tim Madden, Chair  
Dr. Michael Barton  
Mr. James Faron  
Mr. Charles Pullium  
Mr. Gene Rovak***

OTHERS PRESENT: ***Mr. Carl Lumley, City Attorney  
Mr. Paul Langdon, Director of Community Development  
Ms. Whitney Kelly, AICP, City Planner  
Ms. Julie Lowery, Recording Secretary***

**2. UNFINISHED BUSINESS**

**A. Request for Chapter 89 recommendation for improvement concepts related to the Dam, Detention Pond, and Channel Rehabilitation Project at the Creve Coeur Golf Course.**

Applicant/Agent: Matt Wohlberg, City Engineer  
Kirsten Barnes, Director of Parks and Recreation

Mr. Wohlberg, City Engineer, said he revised the recommendation from the last meeting, stating the revisions were to clarify the intent by discussing a concept level approach, trying to separate the present and future concerns. Mr. Wohlberg said while at the concept level the details are not fully known, the really broad picture is that the dam needs to be fixed, but the requirements are not fully understood yet. Mr. Wohlberg showed some pictures and explained some options. The options include a basic dam and channel repair, an enhanced dam and channel repair, basic dam, channel, and lake improvements, or enhanced dam, channel, and lake improvements. Mr. Wohlberg has concerns with separating the project out because of duplicating efforts of restoration to certain areas.

Mr. Rovak said he is not in favor of duplicating efforts, but as this comes together he would like to see the master plan. Mr. Faron agreed.

Dr. Barton said in order to keep this moving the question to ask is has the city satisfied the objective to have a plan overall and a methodical approach, which they have. Dr. Barton stated in his opinion from a Planning and Zoning perspective he thinks it should be passed.

Mr. Carl Lumley, City Attorney, clarified the options given are alternates, so you do not do all four; you pick one of the four.

Mr. Robert Kent, 13084 Fertrails Lane, showed a breakdown of his own cost assessment of the project and also spoke about a Weir pipe drainage system. Please see Mr. Kent's attached notes as reference.

Mr. Wohlberg replied to Mr. Kent's comments and stated that various repair methods are still "on the table", including Mr. Kent's proposal. The options presented are just a concept plan to illustrate the scope of the work needed to address what issues they know need to be resolved.

Mr. Faron asked about the Business District help in funding. Mr. Lumley said if any neighboring businesses were to help it would be on a volunteer basis only. Mr. Lumley explained the City could look at a tax solution, but anything neighborhood related or site specific would be voluntary. Mr. Lumley said the City could look at a tax to give to the voters for approval and could be tailored to only apply to commercial properties, but it would have to go to voter approval.

Dr. Barton motioned to recommend the approval of the proposed improvements to the dam, detention pond, and lower channel at the Creve Coeur Golf Course, as recommended by the City's Park and Recreation Committee, Stormwater Committee, and staff. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – nay  
Mr. Rovak – aye

Mr. Faron – aye  
Chair - aye

Dr. Barton – aye

### 3. **ADJORNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 10:35 p.m.

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*Timothy Madden, Chair*

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*Julie Lowery, Recording Secretary*

DAM, DETENTION POND, & CHANNEL

- HAS THE CITY CONTACTED USD FOR A STORMWATER SUBDISTRICT?
- WHO OWNS THE COMMERCIAL DISTRICT?  
PRINCIPAL PROPERTY OWNERS?
- HAS STAFF QUALIFIED ENGINEERING OPINION THAT SIGNIFICANT ADDITIONAL DAMAGE WILL OCCUR IF DAM IS NOT REPAIRED IMMEDIATELY?
- WHY IS NOT THE WHOLE SCOPE OF THE PROJECT BEING ADDRESSED TO UNDERSTAND TOTAL COST OF THE PROJECT EVEN IF IT WILL BE DONE IN STAGES — WHAT IS THE TOTAL COST? IS IT \$ 800,000, \$ 900,000 OR \$ 1,000,000?
- GOLF COURSE IS ± 25 ACRES OF LANDSCAPE WHY IS 10,000 SQ FT MORE A "BIG DEAL"?
- WEIR (DUCK) AND UNDER DAM DRAIN IS COMMON OVERFLOW TECHNOLOGY.
- THE SILTATION SOLUTION SHOULD BE WORKED FROM NORTH TO SOUTH — RATHER THAN VICE VERSA — WHAT IF FUNDS BECOME TIGHT?
- IF A SUBDISTRICT WERE ESTABLISHED, THE ENTIRE RESTORATION PROJECT COULD BE COMPLETED AT ONE TIME AND BONDS ISSUED OR SPECIAL TAXES ESTABLISHED.
- IN ANY EVENT THE BEAUTIFICATION ENHANCEMENT STANDS ON ITS OWN JUSTIFICATION.
- ANY AUTHORIZATION SHOULD BE CONDITIONAL:
  - URGENCY FROM SOILS ENGINEER
  - SUBJECT TO FINANCING BY SUBDISTRICT
  - TOTAL PROJECT COST ESTIMATE
  - ... OF RESTORATION APPROPRIATION

10/21/2013

# WEIR PIPE DRAINAGE

- REMOVE EXISTING OVERFLOW SYSTEM \$ 13,000
  - CONCRETE SPILLWAY
  - CONCRETE CHANNEL
  - BRIDGE OVER LOWER CHANNEL
  
- INSTALL 100' OF 4' PRECAST "O" RING PIPE AND WEIR
 

|                         |         |
|-------------------------|---------|
| • PIPE DELIVERED        | \$ 6203 |
| • CONTRACT LABOR/PROFIT | 12406   |
|                         | 18609   |

CALL IT \$ 20,000
  
- REBUILD DAM EMBANKMENT \$ 40,000  
 (800 YARDS @ \$ 50.00/YD)
  
- EXTEND 4' PRECAST PIPE EAST
 

|                       |            |
|-----------------------|------------|
| • 50' PIPE @ \$ 62.03 | \$ 3101.05 |
| • LABOR AND PROFIT    | 6203.10    |
|                       | \$ 9304.25 |

CALL IT \$ 10,000
  
- COVER DISCHARGE PIPE AND EAST INLET PIPE \$ 5,000  
 (100 YARDS @ \$ 50.00/YD)
  
- LANDSCAPE SOUTH SIDE OF DAM \$ 5000
  
- CART PATH ON TOP OF DAM AND LOWER CHANNEL \$ 10,000  
 (10' WIDE UP TO 200' @ \$ 50<sup>00</sup>/FT)
  
- TOTAL COST \$ 103,000

DAM REPAIR, DRAIN, LANDSCAPE AND CART PATHS.  
 (NO NEW BRIDGES REQUIRED)



*city of* **CREVE COEUR**

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[www.creve-coeur.org](http://www.creve-coeur.org)

October 24, 2013

Honorable Mayor Barry Glantz & City Council  
City of Creve Coeur  
300 N. New Ballas Road  
Creve Coeur, MO 63141

Re: Concept plan for dam, detention pond, and channel rehabilitation project  
Creve Coeur Golf Course

Honorable Mayor Glantz & Members of the City Council:

The Planning and Zoning Commission, at its meeting of October 21, 2013, reviewed a request for a concept plan to make improvements to the dam, detention pond, and lower channel at the City of Creve Coeur's Golf Course.

By a 4-1 vote, the Planning Commission recommends the City pursue the full scope of repairs and enhancements to the dam, detention pond, and lower channel at the Creve Coeur Golf Course.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman  
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator  
J. Heines, Director of Public Works  
M. Wohlberg, City Engineer  
K. Barnes, Director of Parks and Recreation  
G. Eidman, Chief of Police  
S. Unser, Chief Building Official