

**CITY OF HAZELWOOD
PLAN COMMISSION MEETING
AUGUST 12, 2021**

CALL TO ORDER A meeting of the City Plan Commission was called to order by Chairman Matt Struttmann at 7:01 P.M. on Thursday, August 12th, 2021, at Hazelwood City Hall, 415 Elm Grove Lane, Hazelwood, Missouri 63042.

ROLL CALL On roll call the following members of the commission were in attendance:

Mark Rodell	Matt Struttmann
John Gatzert	Dennis Lammert
Lisa Koziejka	Barb Stogsdill

Mr. Struttmann declared a quorum was present. Also in attendance were City Manager Matt Zimmerman, City Planner Kate Crimmins, and Project Development Coordinator Nikki Miller.

AGENDA Mr. Rodell made a motion, seconded by Mr. Gatzert, to adopt the agenda as written.

APPROVAL OF MINUTES Mr. Lammert made a motion, seconded by Mr. Rodell, to approve the minutes of the July 8th meeting.

NEW BUSINESS – PETITIONS

A. Case #441-21 – bioMérieux Inc., 595 Anglum Road, Ward 2.

- 1. Petition for Subdivision** to allow for the consolidation of three lots totaling 35 acres and the vacation of a public segment of Anglum Road, to create one lot of 36.39 acres in an I-2 Heavy Industrial Zoning District.

BioMérieux is a large, multinational biotechnology corporation headquartered in France. Their United States locations include Salt Lake City, UT, Philadelphia, PA, and Hazelwood. The Hazelwood location’s activities include research and development and advanced manufacturing. This location has 950 employees. The company has existed in Hazelwood since 1988 and has greatly expanded their presence here over the last 30+ years.

The site on Anglum Road includes five buildings on three parcels of land on both sides of the street. Several years ago, bioMérieux approached the City about the possibility of making the 1,153-foot long segment of Anglum Road between their buildings a private road to create a more campus-like environment. The change would create a more desirable, walkable working environment for their employees, and it would also increase institutional security by controlling who has access to the grounds, buildings and parking lots. Their master plan for the new campus concept would include fencing their entire property. The pavement of

Anglum Road would remain, with gates at both ends. A new security guard shack would be erected at the Campus Parkway entrance to screen vehicles entering the campus. Four additional gates would be included in the fence that would allow truck access into the loading docks.

Per staff requirement, a traffic study was ordered to evaluate the potential impact of vacating this section of Anglum Road. It was completed in August 2019 by traffic engineering firm The Lochmueller Group. The study area included the area bounded by James S. McDonnell Boulevard to the north, Phantom Drive to the east, Missouri Bottom Road to the south, and Campus Parkway to the west. The functional classifications of the study area roads at the time of the study are as follows:

1. James S. McDonnell Boulevard – Principal arterial road
2. Missouri Bottom Road and Campus Parkway – Major collector roads
3. Phantom Drive – Minor collector road (upgraded to Major Collector road after the traffic study had been completed)
4. Anglum Road – Local road

Traffic counts and turning movement counts were collected at six intersections and on Anglum Road at the eastern end of the proposed street vacation. A forecast and analysis of the change in the traffic counts after a closure of the Anglum segment was also included. The study findings and conclusions of the proposed vacation are as follows:

1. Traffic on Anglum Road at the proposed closure location is 90 vehicle per hour in the morning peak hour, and 110 vehicles per hour in the afternoon peak hour. The average daily traffic is 1,007 vehicles per day.
2. No traffic at the study intersections would increase by more than eight vehicles in a peak hour as a result of the vacation of Anglum Road. This increase in traffic is generally inconsequential and unlikely to be perceived by the traveling public.
3. With the vacation, traffic conditions at the area remain favorable and at the appropriate benchmark level for acceptable peak period conditions.
4. It is concluded that Anglum Road between Phantom Drive and Campus Parkway does not represent a critical network connection. Field observations conclude that while most motorists are using Anglum Road for uses along Anglum, the minority of motorists who are using Anglum Road as a through street would experience an increase in travel time.

The plan was also reviewed internally by Public Works, Police, Fire and Planning. First responders were satisfied that the existing pavement would remain and emergency access to the site could be provided at either end of the vacated Anglum Road by opening the gates. Public Works verified that the proposed gates will not encroach in to the right-of-way of Campus Parkway, which is owned and maintained by St. Louis County. The City's regulatory

signage will be removed with the exception of a pedestrian crossing, and new signage will be erected notifying motorists that Anglum is a private road. The City will no longer be responsible for road maintenance or snow removal. There are no streetlights along this segment of road. Utility rights will remain under the vacated section of Anglum Road. City staff has verified that the two bus routes previously using this segment of the road have been discontinued.

The proposed fence would be made of welded steel on the Campus Parkway side, which will be the main entrance to the campus. The main gate onto the vacated section of Anglum Road will be decorative welded steel, as would the three secondary gates off of Campus Parkway that would allow truck access to loading docks. The remainder of the fence, the gate to the Phantom Road side of Anglum, and another secondary gate will be eight-foot chain link.

The Brown Campus trustees have given their approval to this plan.

The Subdivision Plat called “BioMérieux” meets the requirements of the Subdivision Code. Staff recommends that the Plan Commission approve this Subdivision Final Plat called “BioMérieux”.

Scott Remes gave a presentation about bioMérieux and the proposed campus.

Mr. Struttman asked for clarification on the location of Anglum Road on the campus master plan and the location of the main entrance.

Mr. Lammert asked if the fence would be installed to the west of the railroad tracks on Anglum Road.

Huey Ward responded that the fence would be located along bioMérieux’s side of the tracks and they are in contact with the rail company regarding abandoning the tracks.

Mr. Rodell asked how far the fence could be located from Phantom Drive and expressed concerns about vehicle traffic turning down a gated road and having to turn around.

Mr. Zimmerman stated that staff is requiring appropriate signage be installed notifying drivers of a not through road.

Mr. Rodell asked why a cul-de-sac was not being installed for vehicle turnaround.

Mr. Zimmerman responded that the original study determined that a cul-de-sac would take up too much of the existing campus, but the adjacent properties have access points along Anglum Road and space for vehicle turnaround.

Ms. Miller stated that GPS will be updated to reflect the change to a private road.

Mr. Struttman made a motion, seconded by Mr. Gatzert, to approve the petition for Subdivision to allow for the consolidation of three lots totaling 35 acres and the vacation of a public segment of Anglum Road, to create one lot of 36.39 acres in an I-2 Heavy Industrial Zoning District.

A roll call vote as held.

AYE - 6

NAY- 0

Mark Rodell

John Gatzert

Lisa Kozieja

Matt Struttmann

Dennis Lammert

Barb Stogsdill

The motion passed, 6-0.

B. Case #440-21 – NorthPoint Development LLC, 6852 Teson Road, Ward 7.

- 1. Petition for Subdivision** to allow for the subdivision of 31.364 acres of a 44.48 acre lot to create one buildable lot and expanded common ground in a NU Non-Urban Zoning District.
- 2. Petition for an Amendment to Planned District Ordinance #4605-18** to include an additional 31.364 acres in the Planned District and rezone from NU Non-Urban to Planned District, Industrial.

After NorthPoint’s petitions for Subdivision and Amendment to Planned District Ordinance #4605-18 were recommended for approval by the City Plan Commission on July 8, the City learned that the original application needed to be amended. The family selling a portion of 6852 Teson Road made it known that they wanted to move the proposed property line and retain an additional 1.268 acres of their original 44.48 acres, a change from what was originally presented to the City Plan Commission on July 8. This necessitated the creation of an amended subdivision plat and amended area to be added to the Planned District. The loss of the 1.268 acres will shrink the common ground and its retention basin, but will not affect the buildable lot created by the proposal, known as Lot 9.

NorthPoint has been working with the neighboring properties on their preference for screening. One resident has met with the City, Developer, and Councilperson for Ward 7 and prefers an eight-foot vinyl privacy fence over a continuous landscape screen. One neighboring businesses prefers a coated chain link fence, and another prefers a vinyl fence. NorthPoint has agreed to these changes and screening requirements.

The Final Plat called “Hazelwood Tradeport Plat 4” meets the requirements of the Subdivision Regulations.

Staff recommends that the Plan Commission approve the subdivision plat called “Hazelwood Tradeport Plat 4”.

The Land Use Map of the Comprehensive Plan indicates the subject site to be Industrial. The Amendment to a Planned District Ordinance is consistent with the Comprehensive Plan.

Staff recommends approval of this Amendment to Planned District Ordinance #4605-18 that includes an additional 31.364 acres in the Planned District and rezone from NU Non-Urban to Planned District, Industrial with the following staff recommended conditions:

1. A plan of screening the building with a specific type of fencing, landscaping, or both, shall be submitted for the City's final approval.
2. Truck traffic, trailer storage, and loading/unloading shall be prohibited on the north side of Building 9 and signage shall be erected notifying trucks of this prohibition.
3. Lighting shall be adjusted in response to citizen complaints.
4. No access to Teson Road shall be permitted from either Lot 9 or the adjacent Common Ground. All vehicular and construction traffic shall access the site via Tradeport Drive.

Mr. Struttmann made a motion, seconded by Mr. Rodell, to approve the petition for a Subdivision of 31.364 acres of a 44.48-acre lot to create one buildable lot and expanded common ground in a NU Non-Urban Zoning District.

A roll call vote as held.

<u>AYE - 6</u>	<u>NAY- 0</u>
Mark Rodell	
John Gatzert	
Lisa Kozieja	
Matt Struttmann	
Dennis Lammert	
Barb Stogsdill	

The motion passed, 6-0.

Mr. Lammert made a motion, seconded by Mr. Rodell, to approve the petition for an Amendment to Planned District Ordinance #4605-18 to include an additional 31.364 acres in the Planned District and rezone from NU Non-Urban to Planned District, Industrial with the staff recommended conditions.

A roll call vote as held.

<u>AYE - 6</u>	<u>NAY- 0</u>
Mark Rodell	
John Gatzert	
Lisa Kozieja	
Matt Struttmann	
Dennis Lammert	
Barb Stogsdill	

The motion passed, 6-0.

UNFINISHED BUSINESS – None.

DISCUSSION ITEMS – The Plan Commission agreed to continue with in-person meetings.

CORRESPONDENCE – None.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS – None.

COMMISSION MEETING The next meeting is scheduled for September 9th, 2021.

ADJOURNMENT There being no further business to come before the City Plan Commission, the meeting was adjourned at 7:28 P.M.

Matt Struttman, Chairman

Nikki Miller, Project Development Coordinator