

**ST. CHARLES COUNTY  
MASTER PLAN STEERING COMMITTEE MEETING  
September 27, 2018**

The September 27, 2018, meeting of the St. Charles County Master Plan Steering Committee was held at the St. Charles County Police Department, 101 Sheriff Dierker Court (Briefing Room), O'Fallon, Missouri.

**MEMBERS PRESENT:**

Vice Chairperson Luanne Cundiff, Keith Arbuckle, David Gipson, Marc Gottfried, Bart Haberstroh, Michael Hurlbert, Daniel Kluesner, Jeanette Koechner, John Lamping, David Leezer, Shelley Machens and John Schulte.

**MEMBERS ABSENT:**

Chairperson Nancy Matheny, Mike Elam, Julie Feast, Jennifer George, John Greifzu, Matthew Jaspering, Mike Klinghammer, Sandra Meranda, and Keith Schneider.

**COUNTY STAFF PRESENT:**

Robert Myers, Mark Price, Pinar Turker, and Jhimae Brock

**OTHERS PRESENT:**

None

Vice Chairperson Luanne Cundiff called the meeting to order at 4:02 PM.

In the absence of the Chairperson, Vice Chair Luanne Cundiff called for a motion to approve the minutes from the August 23, 2018 meeting. Marc Gottfried made the motion, and it was seconded by Shelley Machens. The motion was approved by unanimous voice acclamation.

**Welcome and Process Recap**

Vice Chairperson Luanne Cundiff welcomed everyone, and stated that this is the fifth Master Plan Steering Committee that has been held to date. She stated that the Steering Committee has reviewed Community Services & Facilities, Utilities, Transportation, Housing, and Natural Resources.

**Re-review of Natural Resources Chapter Handout**

The Vice Chairperson stated that the Natural Resources Chapter handout was emailed to the Steering Committee. She stated that everyone had the chance to review the document. She stated that it was also requested that everyone come prepared with any comments or recommended changes.

Michael Hurlbert stated that after much discussion at the focus group meeting, County staff made revisions based off of the comments and feedback that has been received. Mr. Hurlbert stated that the current meeting handout is an updated version, and there are two new strategies that have been

added on the second page. Additional comments have also been added at the direction of the Floodplain Vision Board, which were discussed by the Board members during their September 13, 2018 meeting. Mr. Hurlbert added that Master Plan Steering Committee member Daniel Kluesner is also member on the St. Charles County Floodplain Vision Board.

Robert Myers stated that the Floodplain Vision Board met recently, and they asked specifically if the Steering Committee would consider adding an additional objective. The wording was, "*Review the floodway boundary lines defined by FEMA flood map to insure equity.*" Mr. Myers stated that Steering Committee member Daniel Kluesner attended that Floodplain Vision Board meeting as a Board member, and took part in that discussion.

Daniel Kluesner stated that the purpose of that was to discuss how things were before the County had a Charter form of government. Mr. Kluesner stated that when the floodway lines were drawn, St. Charles County Government was much weaker than the surrounding counties such as St. Louis County and Illinois. He stated that the floodway lines were drawn to the County's disadvantage, and the Floodplain Vision Board thought that it would be reasonable to have that corrected by adding it to the Master Plan as as a goal. He stated that it an easy process, but the proper time to address it and make it more equitable would be at the time of a flood study. He stated that the original design of the floodway lines were supposed to be equal, and both sides of the river are supposed to share the conveyance of the floodway. He stated that it is obvious that St. Charles County runs into the floodway lines looking from Highway 64 to Highway 370. He stated that St. Louis County is comprised completely of 500-year level levees, but St. Charles County has nothing due to where the original floodway lines were drawn.

Robert Myers stated that F.E.M.A. produces the F.E.M.A. flood maps and run models for St. Charles County and St. Louis County. He stated that their boundaries form at the middle of the Missouri River and add the floodway levels in St. Charles County and St. Louis County. He stated that they had to figure out a way to smooth it out. He stated that they changed the 100-year flood level and increased it on the Missouri River side to Washington County to try and meld the two together.

Daniel Kluesner stated that St. Charles County is a much stronger politically today than when the original floodway lines were drawn. He stated that likely had a significant impact on how they were originally drawn. The issue was discussed at the Floodplain Vision Board meeting because the Board thought it would be a good idea to address it in the future.

Bart Haberstroh asked Daniel Kluesner if he was aware that F.E.M.A. will be coming to St. Charles City Hall within the next couple of weeks.

Daniel Kluesner stated that he was not aware of that. He asked if the purpose of that meeting is to report on the Boschert Creek Levee Study.

David Leezer responded in the affirmative.

The Vice Chair asked if the City of St. Charles worked with F.E.M.A. or applied for a Letter of Map Amendment.

David Leezer responded that after Hurricane Katrina in New Orleans, Louisiana, roughly 4 to 6

years ago, F.E.M.A. decided to review everything. Mr. Leezer stated that they returned to north St. Charles and basically said “*we don’t recognize those levees anymore, they don’t exist*”. He stated that the City of St. Charles had to go through a process of justifying levees. He stated that some of the areas were removed out of the floodplain and other areas were put into the floodplain.

David Gipson stated that he worked directly with F.E.M.A. and was the floodplain manager when those maps went into effect. He stated that he left the City of St. Charles in March 2012. He stated that he thinks they received the maps in late 2010. He stated that is when we started challenging those. He stated that there were Agricultural levees drawn on there, some of which didn’t really exist in 2010-2011. He stated that they had always been on there. He stated that they went back and did a more detailed study. He stated that they ended up taking those off because they were never certified levees or provided any type of protection. He stated that the maps showed that it did, whether that was correct or not. The City went through this whole process with F.E.M.A. and it slowed down the process. He stated that they left that one page off of the approval and it was shown as an old agricultural levee. He stated that it provided Flood protection on the old flood maps but it wasn’t a certified levee. He stated that if it is not a certified levee, F.E.M.A. will not accept it or provide flood protection. He stated that there weren’t any engineering documents and the City didn’t know what happened. He stated that it has been mapped like that forever.

Daniel Kluesner stated that the levee in question was located along Boschert Creek and goes down by Charlestowne. He stated that prior to this, the City of St. Charles received a letter stating that the Corp of Engineers needed certification. He stated that the Corp of Engineers called it the Elm Point Levee, but the City of St. Charles called it the Boschert Creek Levee. He stated that the City of St. Charles stated that it had never been certified and there wasn’t a problem. He stated that they de-certified the Boschert Creek Levee. When the studies were completed, it wasn’t registered as a levee and it was not served by them. Therefore, that altered the studies in that area.

Bart Haberstroh commented that would cause some people to have to purchase flood insurance.

Daniel Kluesner stated that it is not a Mississippi River issue, it is a Boschert Creek issue. Mr. Kluesner asked David Gipson if the creeks were studied before.

David Gipson stated that they always saw a levee on there and they kept rolling with it revision after revision, until finally they cracked down and started the updated certification on all of the levees. He stated that once they went to the file they found that this levee didn’t have certification. He stated that they asked the City of St. Charles what was on file and when it was engineered. He stated that it was never engineered. He stated that it is separate from the river. He stated that he thought the 2010 was based on hydrology and the actual flow of the river. He stated that they had to go back to Washington County to even it out. He stated that he thinks it was remedied earlier this year.

Robert Myers responded that he was not sure.

The Vice Chair asked Robert Myers to address the recommended objective that the Floodplain Vision Board suggested.

Robert Myers responded that the suggested language is, “*Review the floodway boundary lines defined by F.E.M.A. flood maps to insure equity.*” Michael Hurlbert stated that it would go under the ‘Strategies’.

David Gipson suggested “*Review the floodway boundary lines defined by F.E.M.A. flood maps to insure accuracy*”.

Daniel Kluesner disagrees with David Gipson’s suggestion. Mr. Kluesner stated that he believes equity is better than accuracy, however equal conveyance would probably be the right term.

David Gipson stated that he thinks that is gone now because there are levees on the other side of the river that are providing protection to the surrounding Counties. Mr. Gipson stated that St. Charles County doesn’t have that.

Daniel Kluesner stated that equal conveyance was the goal to law. Mr. Kluesner stated that accuracy doesn’t apply to St. Charles County. He stated that he believes equity between the Counties is more accurate.

David Gipson stated that the maps need to be an accurate picture of the possible risks and that is more important than the equity side. Mr. Gipson stated that he doesn’t think that it is equitable anymore. He stated that the St. Louis County levees in the cities of Chesterfield and Bridgeton are going to change the conveyance of St. Charles County. He stated that it is not equitable because they aren’t going to have flooding, but St. Charles County will.

Daniel Kluesner stated that it hasn’t stopped. The Bridgeton/Hazelwood project is the next one in line. Mr. Kluesner stated that he didn’t know if it will be anything beyond that because they are elevating everything.

John Lamping suggested that the goal could accurately reflect the inequity. Mr. Lamping stated that the maps accurately reflect the inequity to overcome the inequity over time.

David Gipson stated that he believes equity to be more of a political issue. Mr. Gipson stated that the other Counties are allowed to have levees, but St. Charles County is not.

John Schulte asked if accuracy was an important issue with floodplain designation and equity was an issue with the floodway. Mr. Schulte stated that if the floodplain is leveed, you can still build in it. He stated that in floodway it is much more difficult because F..E.M.A. wants that area clear of obstruction for the flow. He stated that the main inequities that St. Charles County currently has is with the floodway because the other Counties did have more power. He stated that the floodway is designated in St. Charles County so that they could put up levees and avoid the flow.

Daniel Kluesner stated that although it is ideal to think that this is done through technical engineering, those floodway lines are still politically influenced. Mr. Kluesner stated that going forward, it must be treated equitably. He stated that the floodplain is a different issue because it deals with water levels. He stated that the floodway is restricted.

David Leezer stated that the floodplain needs to be accurately designated. Mr. Leezer stated that the floodway was designated by who had the most power at that time.

Daniel Kluesner stated that the floodway lines seem to be set and stone, but they aren’t.

Robert Myers read aloud the suggested language, “*Review the floodway boundary lines defined by*

*F.E.M.A. flood maps to insure accuracy and equity.”*

Michael Hurlbert stated that the strategy would go under the third goal listed on the second page “*Protect people and property from flooding by avoiding or reducing development in areas naturally unsuited for development*”.

David Gipson commented on the fourth goal listed on the second page “*Adapt development patterns and practices to mitigate natural risks and environmental conflicts*”. Mr. Gipson also referred to the last bullet point, “*Continue taking opportunities for voluntary buyout and demolition of structures with severe repetitive losses due to flooding*”. He suggested that this strategy may be more suitable for the third goal, which discusses flooding. He stated that any flood related actions should probably be placed under that goal.

David Leezer asked what a heat island is.

Michael Hurlbert responded that it is basically urbanized vs. rural—the more urbanized an area is, the more heat it puts out.

Robert Myers stated that the ozone levels increase when the temperatures increase. Mr. Myers stated that there must be certain attainments for ozone layers. One strategy is getting people to drive less. He stated that when he worked and lived in Atlanta, Georgia, Fulton County said that we wouldn't get very far to reduce the ozone by getting people to drive less. He stated that heat islands were identified to figure out ways to reduce that. He stated that another suggestion to reduce the ozone was to use white rubberized roofing instead of black roofing. He stated that they flew the area with infrared. He stated that the heat islands will show the places or areas that need concentration.

Michael Hurlbert stated that there are a lot of newer stormwater options being developed as part of projects. Mr. Hurlbert stated that there are bio-retention and swales that allow for more non-encouraging surface development that are a part of an overall project. He stated that there are also parking lot islands using specialized pavement.

David Leezer asked why the issue “*Air and water quality needs to be protected for human health*” was deleted.

Robert Myers responded that it has been addressed elsewhere.

David Leezer asked if air and water quality are decreasing with development. Danny Kluesner asked if it has decreased within the past ten years.

Michael Hurlbert responded that this is a list of issues and concerns that people are voicing. Mr. Hurlbert stated that if the Steering Committee thinks that it should not be an issue, it can be deleted.

Daniel Kluesner suggested, “*Air and water quality could/might be decreasing decrease with development.*”

Michael Hurlbert stated that “*Air and water quality needs to be protected for human health*” was deleted because it sounds more like an objective and not an issue. Mr. Hurlbert stated that it is a matter of rewording it to address the issue, but it is open for discussion.

David Leezer asked if there was a way of measuring that information. He stated that the issue is that it is perceived to be an issue by the public.

David Gipson stated that the information should be readily available. He stated that information on the water quality can be accessed through the TSS amounts.

Michael Hurlbert stated that the County has programs to make sure that this decreases the issue.

John Lamping stated that the issue is that the public perceives that development leads to that. Mr. Lamping stated if it is a problem it should be fixed. He stated that it is an issue if it interferes with economic development or if the air quality has declined.

Michael Hurlbert stated that the County has the MS4 permit through EPA and DNR to ensure that the water quality is not being impacted by development. Mr. Hurlbert stated that all development projects are reviewed to ensure that those standards are in place. He stated that the programs prevent this becoming an issue.

The Steering Committee agreed to inserting the proposed statement, "*Air and water quality has the potential to decrease with development.*"

### **Review of Land Use Chapter Handout**

The Land Use focus group meeting was held on September 13, 2018.

Michael Hurlbert reviewed the updated changes of the Land Use chapter handout. He stated that the goals & strategies discuss coordinating with business development and residential development.

The second goal, "*Develop a land use system which allows for a balance between jobs and housing*" was added and is listed on the second page.

Michael Hurlbert asked if there were any questions or comments regarding the updated changes.

David Leezer asked if Doughnut Holes should be addressed under the Land Use section.

Michael Hurlbert directed the Steering Committee to look at the map of St. Charles County and provided a description of doughnut holes. He stated that a large amount of infrastructure upgrade would be necessary.

David Leezer stated that sometimes residents in the unincorporated areas chose not to be annexed into or live in the City to avoid increase in property taxes.

David Gipson stated that in some instances he would want the City of Wentzville to annex areas of doughnut holes but he wouldn't want to have a street failing to meet City standards get annexed into the City. He stated that it would make the City responsible for repairing and bringing up those standards. He stated that it would cause the limited homeowners on those streets to pay taxes to offset that cost. He stated that it is hard to have a statement on whether doughnut holes are good or bad.

The Vice Chair asked about the wording of addressing doughnut holes.

Daniel Kluesner stated that it is somewhat addressed under the first goal on the last bullet point, “Coordinate land use and development plans between the County, municipalities, and utility.” Mr. Kluesner stated that might the furthest it can go.

Michael Hurlbert agreed with Daniel Kluesner. Mr. Hurlbert stated that it talks about coordination and ensuring that government services are efficient. He stated that it is an important factor determining whether or not St. Charles County Police has to go into doughnut holes and drive through a city. He stated that could cause inefficient travel time. He stated that it should be set up to for the City to handle it.

David Gipson stated that there are streets in St. Charles with fifteen, 7,000 sq. ft. lots. Mr. Gipson stated that half of them are in the City of St. Charles and the other half are Unincorporated St. Charles County. He stated that he thinks that it would be more reasonable for those houses to be in the City of St. Charles.

The Vice Chair asked if the police in the nearest City or St. Charles County police is responsible to go into the doughnut holes during an emergency.

David Gipson stated that it depends on what the emergency is. Mr. Gipson stated that if it is something that requires immediate assistance, through mutual aid, the closest City Police will go to the scene. He stated that if it is something that does not require immediate assistance, County Police will respond.

The Vice Chair stated that there isn't much change that can be done to that. She stated that it would be difficult to write a statement down addressing doughnut holes.

The Members of the Master Plan Steering Committee agreed with the Vice Chair's statement.

### **Questions & discussion**

The Vice-Chairperson asked for follow up questions and discussion.

Robert Myers stated that County staff has captured all of the comments and suggestions and will update the handouts accordingly.

Michael Hurlbert briefly discussed the color changes that will be on the Future Land Use Map. He stated that the Cities Land Use Mpas will be reflected into the Future Land Use Map.

Pinar Turker stated that County Staff has received the maps from Wentzville, O'Fallon, St. Charles, Lake St. Louis, and St. Peters.

John Schulte asked if the Land Use Map will be presented at the Open House meeting.

Michael Hurlbert responded in the negative. He stated that County Staff is still working on the updates and he would rather have the Steering Committee review it first.

### **Next Steps**

The Public Meeting will be October 10, 2018 from 4:00 PM to 6:00 PM at the Spencer Road Branch

Library, and the presentation will be presented for public engagement.

The Vice Chairperson stated that October 25, 2018 meeting will cover Land Use goals, objectives, and strategies and the focus group invitation will be sent out to the committee.

Meeting Adjournment

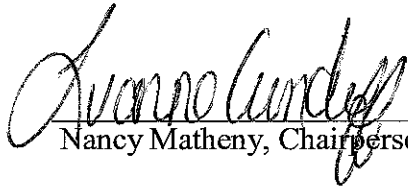
Vice Chair Luanne Cundiff asked for a motion to adjourn the meeting. The motion was made by Jeanette Koechner and seconded by Marc Gottfried. The meeting adjourned at 5:02 PM.

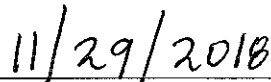
Note: The next meeting of the Master Plan Steering Committee will take place on Thursday, October 25, 2018, at 4:00 PM.

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Respectfully submitted by:

  
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Nancy Matheny, Chairperson

  
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Date