

**BRIDGETON PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING OF JUNE 27, 2022**

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The regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, was called to order on June 27, 2022 at 7:00 p.m. in the Council Chambers at the Bridgeton Government Center, 12355 Natural Bridge Road, by Chair Claude Buchheit.

Members present: Kerstin Adelt, Carolyn Creswell, Jim Gaston, Keith Gillming, Narda Jenner, Vincent Pavia, Bob Teahan, Lyle Woodruff, Chair Claude Buchheit

Members absent: None

Also present: Jerry Grimmer, Ex-officio  
Zach Greatens, Planning & Zoning Officer  
Sue Glazer, Recording Secretary

**1. APPROVAL OF MINUTES**

Mr. Teahan moved, and it was seconded by Ms. Adelt, to approve the minutes of June 13, 2022. **On a voice vote the motion carried and the minutes were approved.**

**2. APPROVAL OF AGENDA**

Mr. Woodruff moved, and it was seconded by Ms. Adelt to approve the agenda. **On a voice vote the motion carried and the agenda was approved.**

**3. PUBLIC HEARINGS**

**#22-PZ-08 Request for Special Use Permit for “Extraction of gravel, sand or other raw materials” to allow excavating soil on approximately 63 acres of land at 12775, 12855, 12875, 12901 Boenker Lane and 12830 St. Charles Rock Road, as provided in the Bridgeton Zoning Ordinance under Section 410.140.B.2.n of the “M-1” Manufacturing District, Limited.” Submitted by Bridgeton Landfill, LLC, c/o Civil & Environmental Consultants, Inc.**

Chair Buchheit opened the public hearing. Mr. Greatens reviewed the steps for the special use permit process. Mr. Greatens said this is a request for special use permit for extraction of raw materials for the above listed addresses on Boenker Lane and St. Charles Rock Road located in the M-1 Manufacturing District, Limited. Mr. Greatens showed an overview of the area on the large screen and several pictures of the site. Mr. Greatens gave background information regarding this proposal. This proposal is a long-term extraction excavation project for fill for the adjacent landfill. The applicant proposes to build a maintenance road on the Boenker farm site, additional stormwater facilities, as necessary, and landscaping for screening purposes and fencing for security. This is a phased plan that has potential for up to 25 years of excavation and extraction activity on these five (5) parcels. The Future Land Use Map in the Comprehensive Plan shows this area as industrial or manufacturing. It is consistent with the City’s Future Land Use Map. One of the reasons that this project is beneficial for the City is that it would drastically reduce traffic and potential for commercial trucks on City streets. The fill required on the south quarry site is part of Missouri Department of Natural Resources (MoDNR) requirements for cap maintenance and post closure requirements of the landfill. Based on the nature of the project and the anticipated timeline, it is staff’s opinion that there is a need for proper screening measures. The applicant has proposed some landscaping elements as well as security fencing, but as shown on the staff’s recommended conditions, staff has some recommendations for additional landscaping features beyond what the applicant has proposed.

Mr. Woodruff asked what he meant by screening. Mr. Greatens said it is visual landscaping screening to screen from adjacent property. Ms. Adelt asked if they are going to tear down the building. Mr. Greatens said the buildings will eventually be demolished so there is access to the ground. Ms. Adelt

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asked if after the dirt is moved, do they put grass on it. Mr. Greatens said there are requirements for revegetation. Mr. Buchheit said that the applicant would have to get the proper permits to tear down the buildings. Mr. Greatens said yes. Mr. Gillming asked why does it take 25 years to do this. Mr. Greatens said the applicant can explain it in more detail. Mr. Greatens gave a summary of the conditions listed in the staff report. Mr. Woodruff asked if the City reviews the annual renewal of the Site Disturbance Permit. Mr. Greatens said it is an administrative process and handled at the City staff level. Mr. Greatens said he would like to revise condition #3. Instead of reading "All required trees shall be planted within two (2) years from the date of special use permit approval." It will read "All required landscaping elements, including trees and berms, shall be planted or constructed within two (2) years from the date of special use permit approval." In the second paragraph, remove "All dead trees shall be replaced as soon as practical and as required by Public Works staff." and replace it with "Any tree or plant materials that die shall be replaced in kind within 90 days or a timeline approved in writing by Public Works staff." Mr. Greatens said the reason for the detailed landscaping conditions was that staff wanted to see a maximum potential screening because of the nature of the project being a long-range site disturbance. By addressing it early, it would give time for the trees and other elements to mature and grow and provide maximum protection visually by the time the project extends to the west and eventually south. Mr. Gaston asked if they begin excavation over the years what happens if they come across artifacts, graves, etc. as they get deeper into the property. Mr. Greatens said the details of that can be addressed by the applicant. Mr. Greatens said they have been working with the DNR and within that is the State Historic Preservation Office. This type of thing would have to be handled by the State Historic Preservation Office.

The applicant, Mr. Dan Koziatek, 3000 Little Hills Expressway, St. Charles, MO, came forward. Mr. Koziatek said he is representing Bridgeton Landfill. He showed slides reviewing the overall project and their key objectives of this project. He said there is the operational soil needs, which is the removal of soil from the property over to the Bridgeton Landfill, primarily south quarry; and create additional site security around the perimeter within the site, as well as improve the aesthetics from the public view. They have done some environmental reviews and he will show the phased approach of this project and how they will grade. Mr. Koziatek explained that the settlement of the soil is difficult to predict the amount that it will drop. They have been observing it over the years. The total amount of fill that will get placed in any given year will be depending on the needs of the landfill. He explained about providing positive stormwater drainage. Mr. Koziatek said all of this work has to happen regardless of this special use permit or any permit. He said they feel this is the best way to do the work. He said it would be a benefit for the City to not put the trucks on the public right of way. He explained in more detail about the stormwater, the fencing, an internal access road, the aesthetics and the various environmental studies they did. He said if they would find a burial site, they would stop work and call the police to make sure it is not a crime. If it is not a crime, they call DNR and coordinate with them. The location of the previous Boenker farm is located outside of the landfill. He said the Boenker family did a study before the Bridgeton Landfill purchased the property. Their consultant did a study in 2017 and found no radiation on the property. Chair Buchheit asked if they shared that study with the City. Mr. Koziatek said they did not produce that study, the Boenker family did the study. Ms. Jenner said since this is a long-term thing, do they do periodic testing to check for radiation. Mr. Koziatek said they will do periodic geotechnical testing of the material that they are moving in order to pack it properly, but not radioactive testing. He said they did an assessment to make sure they did not affect any wetlands or streams and none were found. Mr. Woodruff asked if they did not do this, how many truckloads would be on the streets. Mr. Koziatek said approximately 100,000 loads. He said obviously it will be moved by machinery on site. He showed various slides and gave an explanation of each phase. Mr. Koziatek said he would like to amend the one condition that City staff submitted. Instead of the six (6) foot berm being installed in the first two (2) years, it would be at the five (5) year mark. They think this is the best thing overall for the property. He said he would prefer to not create a berm where someone can hide or lurk. Instead they would plant the street trees next year and install the berm, fence and supplemental plantings at a later date, around the five (5) year phase. He said installing the berm later is the right thing to do and limit their site disturbance to only what is necessary in this area. He said planting trees is ok, but they do not want to build a berm at this time and create a site security hazard

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and drainage hazard without the fence being in place. Mr. Koziatek showed the slide with the 25-year phase. They do not know if it is a true projection. The structures on top of the hill will stay for now. They will stay in place for as long as possible. They may need some repairs that would require a building permit.

Chair Buchheit asked how much height will they take off. Mr. Koziatek said about 60 to 70 feet. Chair Buchheit asked if they have done any test drilling. Mr. Koziatek said occasionally. He said they have not found bedrock yet. He said their intention is not to blast. Ms. Adelt asked why there are no trees in the area behind QT. He said it is in the conditions that staff prepared to put trees there. Ms. Adelt asked about the procedure of when and how often the dirt is moved. Mr. Koziatek said it is project based. Every fill project that occurs on the landfill is coordinated with DNR and other agencies. She asked about the noise and dust. Mr. Koziatek said they are going to satisfy all City requirements for erosion, sediment and dust control which is already in the stormwater pollution prevention plan requirements. They will continue to follow those requirements.

No one came forward to speak regarding the application.

Chair Buchheit closed the public hearing.

There was some discussion from the Commissioners. Chair Buchheit suggested to add no blasting on the site. If the applicant would need to do blasting, they would have to go back to P&Z to amend the SUP. The two sentences in condition #3 were amended as stated above. After discussing the conditions for landscaping and screening, The Planning Commission requested the following change: "All required landscaping elements including trees and berms shall be planted or constructed within two (2) years from the date of special use permit approval except for the six (6) foot berm along Boenker Lane to the east of Foerster Road and the supplemental evergreen trees which shall be constructed and planted within five (5) years of special use permit approval." The Planning Commission requested to add an additional condition to read as follows: "5) No blasting shall be permissible on the site."

**Mr. Gillming moved, seconded by Mr. Woodruff, to approve Application #22-PZ-08, with the conditions listed above.**

Roll Call Vote:

Ayes: Kerstin Adelt, Carolyn Creswell, Jim Gaston, Keith Gillming, Narda Jenner, Vincent Pavia, Bob Teahan, Lyle Woodruff, Chair Claude Buchheit

Nays: None

Members absent: None

The motion to approve **carried** on a vote of (9 for – 0 against), and Application #22-PZ-08 will be forwarded to the City Council for public hearing and further action.

**4. PENDING MATTERS**

There were no "Pending Matters."

**5. OTHER BUSINESS**

There was no "Other Business."

**6. STAFF UPDATE**

Staff updated the Commission on upcoming projects. The next meeting is on July 11.

**7. EX-OFFICIO REPORT**

Mr. Grimmer gave an update on current business.

**8. ADJOURNMENT**

It was moved by Mr. Teahan and seconded by Ms. Adelt, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 8:10 p.m.

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Claude Buchheit, Chair