

**CITY OF CHESTERFIELD BOA 12/5/2017**

Page 1		Page 3	
1	CITY OF CHESTERFIELD	1	EXHIBITS
2	BOARD OF ADJUSTMENT	2	IDENTIFICATION DESCRIPTION PAGE
3	CITY HALL BOARD CHAMBERS	3	CITY:
4	690 CHESTERFIELD PARKWAY WEST	4	EXHIBIT 1 CITY ZONING ORDINANCES 9
5	CHESTERFIELD, MISSOURI 63017	5	EXHIBIT 2 NOTICE OF PUBLICATION 9
6		6	EXHIBIT 3 AFFIDAVIT OF NOTICE OF PUBLICATION 10
7		7	EXHIBIT 4 STAFF REPORT 10
8		8	EXHIBIT 5 APPLICATION FOR VARIANCE 10
9		9	EXHIBIT 6 DRAFT FINDINGS OF FACTS AND 10
10	TRANSCRIPT OF PROCEEDINGS	10	CONCLUSIONS OF LAW FOR DENIAL
11	PUBLIC HEARINGS	11	EXHIBIT 7 FINAL FINDINGS OF FACTS AND 10
12		12	CONCLUSIONS OF LAW FOR APPROVAL
13		13	PETITIONER:
14	DECEMBER 5, 2017	14	EXHIBIT A MATERIALS LISTING 32
15	(Commencing at 6:00 p.m.)	15	
16		16	(All exhibits, if any, were retained by the City, and
17		17	will not be attached hereto.)
18		18	
19		19	
20		20	
21		21	
22		22	
23	Reported by:	23	
24	Patsy A. Hertweck, C. R.	24	
25	Alaris Litigation Services	25	
Page 2		Page 4	
1		1	APPEARANCES
2	INDEX	2	BOARD OF ADJUSTMENT MEMBERS:
3	PROCEEDINGS PAGE	3	Katherine Hipp, Chairwoman
4	Call to Order and Roll Call 5	4	Melissa Heberle, Vice-Chairwoman
5	Approval of July 6, 2017 Meeting Minutes 6	5	Gerald Schwalbe, Member
6	PUBLIC HEARINGS	6	Jeannie Rader, Member
7	B.A. 03-2017 - 500 Chesterfield Center/Midwest	7	Leon Kravetz, Member
8	BankCentre:	8	LEGAL COUNSEL AND STAFF:
9	Presentation by City Staff:	9	Chris Grayville, City Attorney
10	Witness Jessica Henry:	10	Ms. Kathy Reiter, Administrative Secretary
11	Questions by Mr. Grayville 12	11	Ms. Jessica Henry, Senior Planner
12	Questions by Board Members 27	12	Mr. Mike Knight
13	Presentation by Petitioner:	13	ALSO PRESENT:
14	By Mr. Asmus 30	14	Dan Hurt, City Council Member
15	By Mr. Behrens 33	15	ALARIS LITIGATION SERVICES:
16	Discussion 36	16	By: Patsy A. Hertweck, C. R.
17	Deliberation 81	17	711 North Eleventh Street
18	Vote 86	18	St. Louis, Missouri 63101
19		19	(314) 644-2191
20	Adjournment 88	20	
21	Certificate of Reporter 89	21	
22		22	
23		23	
24		24	
25		25	

CITY OF CHESTERFIELD BOA 12/5/2017

Page 5

1 PROCEEDINGS  
 2 (DECEMBER 5, 2017)  
 3 CHAIRWOMAN HIPP: Okay. If all  
 4 parties are here, the Board of Adjustment is prepared  
 5 to proceed at this time.  
 6 I hereby call the meeting of the Board of  
 7 Adjustment of the City of Chesterfield, at this time,  
 8 to order on December 5, 2017.  
 9 I am Katherine Hipp, and I am Chair of the  
 10 Board of Adjustment. Allow me to take a moment to  
 11 introduce our members of the Board.  
 12 To my left is Jeannie Rader, and to my  
 13 right is...  
 14 VICE-CHAIR HEBERLE: Melissa Heberle.  
 15 MEMBER KRAVETZ: Leon Kravetz.  
 16 MEMBER SCHWALBE: Gerald Schwalbe.  
 17 CHAIRWOMAN HIPP: Also in attendance  
 18 are -- do we have the members of the Board that we want  
 19 -- members of the City that we want to introduce?  
 20 CITY ATTORNEY GRAYVILLE: One of the  
 21 Council members, Dan Hurt is here.  
 22 CHAIRWOMAN HIPP: Council member,  
 23 will you please stand up and identify yourself.  
 24 COUNCILMAN HURT: Councilman Dan  
 25 Hurt.

Page 6

1 CHAIRWOMAN HIPP: Okay. Thank you,  
 2 sir.  
 3 Mr. Wyse is not here?  
 4 (INAUDIBLE)  
 5 Okay. And we have Justin Wyse. Are there  
 6 any other City members who want to be identified.  
 7 Sir? Ma'am?  
 8 MS. HENRY: Jessica Henry.  
 9 CHAIRWOMAN HIPP: Jessica Henry.  
 10 And?  
 11 MR. KNIGHT: Mike Knight.  
 12 CHAIRWOMAN HIPP: Okay. Mike, what  
 13 was your last name?  
 14 MR. KNIGHT: Knight, K-N-I-G-H-T.  
 15 CHAIRWOMAN HIPP: Okay. Thank you.  
 16 All right.  
 17 And our executive assistant, Kathy Reiter,  
 18 is also present.  
 19 And our court reporter from Midwest  
 20 Litigation is present as well.  
 21 The first order of business is approval of  
 22 the July 6, 2017 meeting minutes. The Chair will  
 23 entertain a motion.  
 24 MEMBER KRAVETZ: I move that we  
 25 approve the minutes.

Page 7

1 VICE-CHAIR HEBERLE: I second.  
 2 CHAIRWOMAN HIPP: Okay. Ms. Reiter,  
 3 will you please call the vote.  
 4 MS. REITER: Katherine Hipp?  
 5 CHAIRWOMAN HIPP: Yes.  
 6 MS. REITER: Melissa Heberle?  
 7 VICE-CHAIR HEBERLE: Yes.  
 8 MS. REITER: Leon Kravetz?  
 9 MEMBER KRAVETZ: Yes.  
 10 MS. REITER: Jeannie Rader?  
 11 MEMBER RADER: Yes.  
 12 MS. REITER: Gerald Schwalbe?  
 13 MEMBER SCHWALBE: Yes.  
 14 CHAIRWOMAN HIPP: Okay.  
 15 The motion to approve the minutes has been  
 16 approved.  
 17 We'll now continue on to our new business.  
 18 The Board will hear one petition this evening, B.A.  
 19 03-2017, 500 Chesterfield Center, Midwest Centre Bank  
 20 (sic).  
 21 An appeal of a Planning Commission decision of  
 22 partial approval of the package for Midwest Centre  
 23 Bank -- BankCentre, pardon me, located at 500  
 24 Chesterfield Center.  
 25 The Chair notes that the affidavit of

Page 8

1 publication and exhibits for the petition have been  
 2 placed on the dais.  
 3 As your name is called, you and your  
 4 representative will be asked to come forward, state  
 5 your name, explain the variance requested and the  
 6 hardship or practical difficulty which necessitates  
 7 this request.  
 8 Petitioners are reminded that the Board  
 9 sits in a quasi-judicial manner. By that we mean that  
 10 we act on what is presented to us this evening.  
 11 It is the petitioner's responsibility  
 12 to show particular hardships or practical difficulty  
 13 that they -- that they feel will entitle them to a  
 14 variance. Please be advised that finances are not  
 15 considered a hardship.  
 16 After the petitioners have presented  
 17 their request, there will be an opportunity of anyone  
 18 in favor or opposition to speak relative to the  
 19 variance request.  
 20 The Board will generally make a decision  
 21 on the request this evening.  
 22 I will vote that it will -- I will note  
 23 that it takes at least four votes in favor to approve a  
 24 variance request.  
 25 If the decision of the Board is

CITY OF CHESTERFIELD BOA 12/5/2017

Page 9

1 unfavorable, you have the right to appeal to the St.  
 2 Louis County Circuit Court. This action must be taken  
 3 within 30 days of the Board's decision.  
 4 The first and only item on the agenda is  
 5 B.A. 03-2017, 500 Chesterfield Center. We -- will  
 6 staff please present their information and exhibits and  
 7 witnesses to -- regarding this B.A. 03-2017.  
 8 CITY ATTORNEY GRAYVILLE: I apologize  
 9 for interrupting. I did talk to opposing counsel prior  
 10 to starting the meeting, and there are seven exhibits  
 11 that I believe we're going to stipulate to their  
 12 admission into the record. And if I could just go  
 13 through those quickly with you guys.  
 14 The first is the Exhibit 1, which is the  
 15 City of Chesterfield Zoning Ordinance, and I also have  
 16 the Municipal Code of the City of Chesterfield that I'm  
 17 going to place on the dais, hopefully not break it  
 18 because of the weight. It's pretty heavy -- hefty.  
 19 The second exhibit, Exhibit 2, is the  
 20 Notice of Publication for this Board of Adjustment  
 21 hearing, for the public hearing here today.  
 22 Exhibit 3 is the Affidavit of Publication  
 23 that is relevant to the Notice of Publication. The  
 24 affidavit claiming -- there should -- there probable is  
 25 only one copy of the Affidavit for Publication that was

Page 10

1 placed on the dais. And that was not in the packet.  
 2 That was online, but it is relevant to the Public  
 3 Hearing Notification required by Chapter 8 of the  
 4 United States statutes.  
 5 Number 4 is the staff report which was  
 6 previously provider.  
 7 The petitioner's application is number 5.  
 8 That's what we're here for today.  
 9 And then there is a draft Findings of  
 10 Facts and Conclusions of Law denying the variance, as  
 11 Exhibit 6 if you so choose. It's for your  
 12 consideration. If you want to make changes to it,  
 13 that's fine. Staff will make whatever changes you  
 14 want.  
 15 And Exhibit 7 is the Findings of Facts and  
 16 Conclusions of Law approving the variance, and I would  
 17 just note opposing counsel did point out a mistake in  
 18 paragraph 7. That was corrected prior to. So Chair is  
 19 the only one that has the corrected version. It was  
 20 just basically one word that needed to be corrected.  
 21 So I'd offer all those up into the record,  
 22 and ask the Board of Adjustment to make that part of  
 23 the record. And I'd ask you, Chair, to make that part  
 24 of the record.  
 25 CHAIRWOMAN HIPPI: Thank you.

Page 11

1 Are there any objections to the exhibits  
 2 being offered into the record from the Board?  
 3 (NONE)  
 4 No? Having heard no objections, the  
 5 exhibits are admitted into evidence.  
 6 (Thereupon, the evidence was  
 7 marked for identification and  
 8 admitted into the record as City  
 9 Exhibit Nos. 1 through 7.)  
 10 Thank you, sir. Would you like to  
 11 proceed.  
 12 CITY ATTORNEY GRAYVILLE: Yeah. So  
 13 we're going to do this a little bit differently as a  
 14 contested hearing. I'm going to basically ask that  
 15 Jessica be sworn in, approach the podium, and I will be  
 16 asking her questions relevant to this.  
 17 Obviously, Chair, as we discussed, you can  
 18 interrupt or the Board of Adjustment can interrupt at  
 19 any time to ask any questions.  
 20 And then I will sit down, and then she  
 21 will be subject to cross-examination by opposing  
 22 counsel relevant to anything related to this request  
 23 for Board of Adjustment appeal.  
 24 Okay. So the City's first witness will be  
 25 Jessica Henry.

Page 12

1 (Thereupon, the witness was  
 2 sworn.)  
 3 \*\*\*\*\*  
 4 JESSICA HENRY,  
 5 of lawful age, produced, sworn, and examined on behalf  
 6 of the City, testifies as follows:  
 7 DIRECT EXAMINATION  
 8 QUESTIONS BY MR. GRAYVILLE:  
 9 Q Thank you, Ms. Henry. Will you please  
 10 state your full name for the record.  
 11 A Jessica Henry.  
 12 Q And how are you employed?  
 13 A I am employed as a senior planner for the  
 14 City of Chesterfield.  
 15 Q And how long have you been in that roll  
 16 for the City of Chesterfield?  
 17 A Since June of 2013.  
 18 Q Approximately four and a half years.  
 19 A Four and a half years.  
 20 Q And what positions have you held with the  
 21 City of Chesterfield I relevant to the Planning  
 22 Department?  
 23 A I have held the position of project  
 24 planner and now senior planner.  
 25 Q Okay. And what is your education --

Page 13

1 educational background?

2 A I have had Bachelor of Arts in political

3 science and a Masters in you are urban and regional

4 planning.

5 **Q I want to bring you to B.A. 03-2017, 500**

6 **Chesterfield Center, Midwest BankCentre, which is the**

7 **appeal that we're here on to the Board of Adjustment**

8 **here tonight.**

9 **Can you give us some background with**

10 **regards to the project history and maybe reference some**

11 **of the dates as this project has gone through review by**

12 **the City.**

13 A Sure. So starting with the subject site,

14 it is zoned CA, Planned Commercial District. This

15 zoning designation was granted by St. Louis County in

16 1973, prior to the incorporation of the City of

17 Chesterfield in 1988.

18 Currently there is one monument sign located on

19 this site's Outer 40 Road frontage. That sign was

20 constructed prior to the City of Chesterfield's

21 incorporation, and the sign, to describe it, it's a V-shaped

22 monument sign, which includes a backlit component.

23 In June of 2017, Midwest BankCentre

24 submitted a request for a sign package for their

25 parcel, which is roughly 2.25 acres in size. The sign

Page 14

1 package process would serve as site-specific signage

2 regulations for the property if granted approval.

3 And as part of that sign package request,

4 Midwest BankCentre requested to convert an existing

5 monument sign into an electronic message center.

6 On October 9, 2017 the Planning Commission

7 passed a motion to approve the sign package with a

8 monument sign of the size and shape as requested with

9 signage panels to comply with regulations of the City's

10 Unified Development Code.

11 In passing this motion, the Planning

12 Commission did not grant the petitioner's request to

13 convert the existing monument sign into an electronics

14 message center.

15 **Q And let me stop you right there, Jessica.**

16 **Now, with regards to what the Planning**

17 **Commission granted, was the size -- this was a sign**

18 **package that allows variations from the UDC.**

19 **Was the size that was approved the sign**

20 **greater than the size allowed by the UDC?**

21 A Yes.

22 **Q Is that consistent with the sign that was**

23 **already there prior to the City's approval?**

24 A It was, but the existing sign is taller

25 than what is permitted by Code without a sign package.

Page 15

1 **Q So through the sign package, they already**

2 **got one variance to what the UDC says, right?**

3 A Correct.

4 **Q Okay. And so what happened next -- what**

5 **happened with regards to the condition that was put on**

6 **that approval?**

7 A The condition of approval would allow them

8 to replace the sign to -- in accordance with the

9 Unified Development Code's requirements regarding the

10 construction. They were allowed to maintain the size

11 and dimensions that they had requested, and following

12 that October 9, 2017 Planning Commission meeting,

13 however, it was not called by either Council member in

14 Ward 2 or by the Mayor, and power of review --

15 **Q Explain what power of review is --**

16 A Just as an explanation, power of review

17 provides a process for the City Council review of

18 Planning Commission decisions, and it allows for the

19 City Council to affirm, reverse, or modify in whole or

20 part any determination of the Planning Commission.

21 **Q So how would you characterize, if you can,**

22 **the request at Planning Commission for the material to**

23 **construct the sign? Can you give a characterization of**

24 **that at all?**

25 A It was -- the sign was thought to be

Page 16

1 constructed of materials that are approved by Code.

2 The Code excludes electronic components that constitute

3 a message center. So in -- and since the large LED

4 type panels are not approved construction for signage

5 in the city.

6 **Q Under the UDC?**

7 A Under the UDC.

8 **Q And was that specifically called out in**

9 **UDC?**

10 A It is. Electronic message centers are

11 classified as a permitted sign.

12 **Q Okay. Provided the material to**

13 **construction a sign with?**

14 A (Nodding.)

15 **Q And what section of Code calls that?**

16 A It's Article 4 I believe of the Unified

17 Land Code.

18 **Q Okay. So can you go further with the**

19 **history with regards to what we're here for tonight?**

20 A Sure. So after power of review was not

21 called by the Board, City Council members or Mayor, the

22 Planning Commission decision effectively stood. The

23 applicant was notified via a letter of the Planning

24 Commission's decision. And then in accordance with

25 Chapter 23 of the Municipal Code, the petitioner filed

Page 17

1 an appeal of Planning Commission's decision of partial  
 2 approval of the sign request, and they did so on  
 3 October 20, 2017 when think submitted an application to  
 4 the Board of Adjustment. That's the application that's  
 5 included as an exhibit.

6 **Q So with regards to the Board of**  
 7 **Adjustment's review of the Code, can you go through the**  
 8 **criteria set forth in Code and by state statute with**  
 9 **regards --**

10 A Sure.

11 **Q -- to their consideration of this request**  
 12 **for variance.**

13 A Sure. So Chapter 23 of the Municipal Code  
 14 states appeal may be taken from any decision o4 rulings  
 15 of the Commission to the Board of Adjustment as  
 16 provided for in this Code, which Board shall hear and  
 17 pass on such appeal.

18 **Q And what is the criteria the Board of**  
 19 **Adjustment takes into consideration under Municipal**  
 20 **Code with regards to viewing a request for -- on appeal**  
 21 **for variance?**

22 A In accordance with Chapter 89 of the  
 23 Missouri Revised Statutes, the City Code requires a  
 24 practical difficulty or unnecessary hardship in the way  
 25 of carrying out the strict letter of the ordinance.

Page 18

1 **Q And the staff, did you guys review this**  
 2 **with regards to previous standards of review in**  
 3 **considering an appeal to the Board of Adjustment?**

4 A We did.

5 **Q And what -- what are those criteria that**  
 6 **you laid out in your report? Can you verbalize them**  
 7 **for the Board of Adjustment?**

8 A Sure. So typically it would be something  
 9 that is unique to the lot or peculiar to the particular  
 10 lot, something like the configuration, topography,  
 11 existence of natural water features. We would look for  
 12 that. We would review to see if it was self-created  
 13 hardship or how the purported hardship came about. We  
 14 would review if there are -- if it's -- would it have a  
 15 larger impact on the neighborhood, or if it would be  
 16 essentially in the character of the existing  
 17 neighborhood. Whether or not the difficulty could be  
 18 obviated by some feasible method other than reversing a  
 19 stated mission or granting a variance, and the effect  
 20 of the reversal of the Planning Commission's decision  
 21 or granting of variance on available governmental  
 22 facilities.

23 **Q Okay. Now, do you have a recommendation**  
 24 **to the Board of Adjustment with regards to**  
 25 **consideration of this variance at the staff level and**

Page 19

1 **City level?**

2 A Based on the application that was  
 3 submitted and the information provided, staff is of the  
 4 opinion that the burden of proof for establishing an  
 5 unnecessary hardship or practical difficulty has not  
 6 been met.

7 **Q And what did we base that opinion on?**

8 A There is nothing specific to this lot that  
 9 substantiates the request for a variance. It's a very  
 10 typical lot for commercial development. It's -- it  
 11 is -- it would change the character of the  
 12 neighborhood. It's a very brightly lit sign. It would  
 13 be highly visible from off site. There are currently  
 14 no other similar sign for in this area of the city.

15 **Q Do you have any concern that granting this**  
 16 **variance would create -- would bestow on this property**  
 17 **owner a land use right that other property owners**  
 18 **within the city limits do not currently have?**

19 A Yes, I think it would.

20 **Q Do you think it would then create a**  
 21 **situation where more variances would be requested under**  
 22 **this criteria of, you know, difficult to change the**  
 23 **sign as an undue hardship?**

24 A Yes, I do.

25 **Q All right. Were there any other standards**

Page 20

1 **you guys reviewed in your decision to make a**  
 2 **recommendation here tonight to deny the variance?**

3 A Well, in looking if there were some other  
 4 feasible method other than reversing the decision of  
 5 the Planning Commission, the partial sign package  
 6 approval does allow for a monument sign to be on the  
 7 site. They are not deprived of all signage. They're  
 8 allowed signage that exceeds Code and is comparable to  
 9 surrounding property owners. So that was another item  
 10 that we looked at --

11 **Q Now --**

12 A -- in formulating the decision.

13 CHAIRWOMAN HIPP: May I ask you  
 14 a question?

15 MR. GRAYVILLE: Yes.

16 CHAIRWOMAN HIPP: You said it  
 17 exceeds Code. Do you mean by the  
 18 dimensions of the sign?

19 WITNESS HENRY: It does. It's  
 20 taller than what would be permitted  
 21 outright by Code outside --

22 CHAIRWOMAN HIPP: That's the --

23 WITNESS HENRY: -- the sign  
 24 package.

25 CHAIRWOMAN HIPP: That's the

Page 21

1 only way it exceeds Code is the dimension  
 2 of the sign?  
 3 WITNESS HENRY: There -- I'm not  
 4 exactly sure. There may be two other --  
 5 two or three other minor things particular  
 6 to the angle of the V and very minor  
 7 criteria. In this case, I'm not sure if  
 8 this was affixed.  
 9 CHAIRWOMAN HIPPI: Okay. Sorry  
 10 to interrupt.  
 11 **Q (By Mr. Grayville:) At the Planning**  
 12 **Commission level, there was a presentation that**  
 13 **referenced other signs within the city that are**  
 14 **electronic message center signs. Correct?**  
 15 A Correct.  
 16 **Q And I believe one of them was the -- I'm**  
 17 **drawing a blank now.**  
 18 **What -- what signs are those that were**  
 19 **referenced in the report?**  
 20 A There are few in the city. Others one for  
 21 -- in Ward 1 for a business called the Decor Unlimited  
 22 **Q Let's talk about the Decor Unlimited sign.**  
 23 **Is that an electronic message --**  
 24 MEMBER KRAVETZ: Say whose sign  
 25 that was again.

Page 22

1 WITNESS HENRY: Decor Unlimited.  
 2 CITY ATTORNEY GRAYVILLE: Decor  
 3 Interiors.  
 4 WITNESS HENRY: Decor Interiors.  
 5 Sorry.  
 6 **Q (By Mr. Grayville:) Yeah. Okay. So**  
 7 **Decor Interiors, what is the history of that sign?**  
 8 **When was that sign approved, and was the current code**  
 9 **in effect prohibiting these types of signs at that**  
 10 **time?**  
 11 A The current variance was -- or the current  
 12 code was not in effect at that time. That sign was  
 13 approved by variance by this Board of Adjustment in  
 14 2005.  
 15 **Q So subsequent to that, the UDC was adopted**  
 16 **that prohibited electronic message center signs,**  
 17 **correct?**  
 18 A The Unified Development Code maintained  
 19 and expanded on signage prohibitions.  
 20 **Q Including electronic --**  
 21 A Including electronic center.  
 22 **Q Okay. All right. Is there other signs**  
 23 **within the city that have the electronic message**  
 24 **centers?**  
 25 A Yes, there is a gas station which has an

Page 23

1 electronic message center sign for gas grades, Monarch  
 2 Center.  
 3 **Q And can you describe how that sign**  
 4 **approval was tailored for that property.**  
 5 A Sure. That was approved as part of a sign  
 6 package by the Planning Commission. It's a very  
 7 narrow, narrowly approval to allow essentially for  
 8 small dimensional signs that would allow for gas  
 9 grades, essentially numerical information that changes  
 10 frequently.  
 11 **Q And you said small literally --**  
 12 A They very -- I think they're one foot  
 13 by -- they're 9.13 inches tall by 25.13 inches wide.  
 14 Each number is eight inches high.  
 15 **Q And the specific variance requested here**  
 16 **tonight for the construction of these message board or**  
 17 **video board signs is 70 square feet; is that correct, a**  
 18 **total of 70 square feet?**  
 19 A Yes, I believe so.  
 20 **Q Okay. And the then other sign is Parkway**  
 21 **Central; is that correct?**  
 22 A Yes, Parkway Middle, maybe.  
 23 **Q Parkway -- one of the middle schools?**  
 24 A One of the Parkway schools.  
 25 **Q Can you explain the procedural history**

Page 24

1 **with regards to that sign?**  
 2 A My understanding of the history is that  
 3 when that sign was presented to the City, a  
 4 determination was made that the Parkway School District  
 5 had its own jurisdictional authority and that the City  
 6 could not could not regulate that sign.  
 7 **Q Now, in your four and a half years working**  
 8 **for the City of Chesterfield, one of the other things**  
 9 **that was brought up at the Planning Commission meeting**  
 10 **was this concept of safety issues or vandalism with**  
 11 **regards to these manually changing signs.**  
 12 **Your department handles, you know,**  
 13 **prosecution of sign complaints and whatnot through the**  
 14 **City of Chesterfield, correct?**  
 15 A Yes.  
 16 **Q In that time, have you ever receive any**  
 17 **complaint or any report of any type of vandalism to a**  
 18 **manually changed sign in the City of Chesterfield?**  
 19 A To my knowledge, our department has never  
 20 received such a complaint.  
 21 **Q Have you ever received any complaints for**  
 22 **a request for a sign variance or to install electronic**  
 23 **message board sign because someone was injured with**  
 24 **regards to changing one of these manual signs?**  
 25 A No, not that I'm aware of.

Page 25

1           **Q** Now, this is a new business going into  
 2 **this building that has been a part of Chesterfield for**  
 3 **a very long time, prior to the incorporation of the**  
 4 **City, correct?**  
 5           A Yes, there is a building.  
 6           **Q** And Midwest BankCentre came in. Did they  
 7 **come in and talk to you guys about this sign before**  
 8 **they purchased the property?**  
 9           A I am not aware if they came in before the  
 10 property was purchased or not.  
 11           **Q** Okay.  
 12           A I believe they met with the City, but I  
 13 don't know at what part in their process that was.  
 14           **Q** But essentially it's been what, six months  
 15 **that they essentially have been there, correct?**  
 16           A I couldn't say that --  
 17           **Q** What was the original application; when  
 18 **did that come in?**  
 19           A Their original application came in in  
 20 June.  
 21           **Q** And that monument sign as it exists right  
 22 **now has been out there since then, correct?**  
 23           A As it exists, yes, the monument sign has  
 24 been there for a number of years.  
 25           CITY ATTORNEY GRAYVILLE: I have

Page 26

1           nothing further.  
 2           MEMBER KRAVETZ: May I ask a  
 3 question?  
 4           CHAIRWOMAN HIPP: Do we have  
 5 anybody from the bank's, petitioner's,  
 6 sir, that you wish to ask, any questions  
 7 of the witness?  
 8           MR. ASMUS: Madam Chair, at this  
 9 time, I have no questions.  
 10           CHAIRWOMAN HIPP: Okay.  
 11           MR. ASMUS: There may be a  
 12 subsequent followup.  
 13           We did not purchase the building.  
 14           We leased the space, and we came and met  
 15 Justin and other planner in April of this  
 16 year, and filed our application in June.  
 17           But for that clarification at this  
 18 time, I have no other questions.  
 19           CHAIRWOMAN HIPP: Thank you.  
 20           MS. REPORTER: Excuse me.  
 21           MR. ASMUS: Yes.  
 22           MS. REPORTER: I need to know  
 23 your name.  
 24           MR. ASMUS: My name is David  
 25 Asmus. I'm a partner with the law firm of

Page 27

1           Smith-Amundsen. My address is 120 South  
 2 Central, Suite 700, Clayton, Missouri,  
 3 63105. I am the attorney counsel of the  
 4 applicant, Midwest BankCentre.  
 5           MS. REPORTER: Thank you.  
 6           CHAIRWOMAN HIPP: Members of  
 7 Board?  
 8           MEMBER KRAVETZ: Okay.  
 9           CROSS-EXAMINATION  
 10 QUESTIONS BY BOARD MEMBERS:  
 11           **Q** (Member Kravetz:) Jessica, regarding the  
 12 **Decor going from memory, I was on the Board at that**  
 13 **time, we put a few stipulations. They do have a**  
 14 **message center, but we did put a few stipulations on**  
 15 **that. I'm going strictly from memory.**  
 16           One was a frequency at which the message  
 17 could be changed. Secondly, the use of multicolored  
 18 lighting. I can't remember what the restriction was,  
 19 but we didn't want it to be a distraction for traffic  
 20 going up and down Olive.  
 21           The location of this particular sign, I  
 22 think you have the off ramp from 40 going by that sign,  
 23 which to me is similar to the traffic going at least  
 24 east on Olive Street Road.  
 25           But going from memory, I believe those

Page 28

1           **were the restrictions we put on the Decor sign.**  
 2           A I will rely on your memory. I don't -- I  
 3 don't know --  
 4           **Q** Please don't.  
 5           A I see the sign has been as it is now since  
 6 I've worked here.  
 7           **Q** Right.  
 8           A There have been no changes.  
 9           **Q** Right, and they have lived up to that.  
 10           CITY ATTORNEY GRAYVILLE: And I  
 11 would just point out, since that time,  
 12 City Council has adopted a total ban on  
 13 those signs.  
 14           So where that was allowed before, now  
 15 it isn't allowed under the Code.  
 16           MEMBER KRAVETZ: That's correct.  
 17           CITY ATTORNEY GRAYVILLE: But it  
 18 could still be considered under a sign  
 19 package, but essentially that construction  
 20 material is not allowed as a material that  
 21 can be used to construct a sign under the  
 22 UDC, which is the restriction that was put  
 23 in the ordinance by Planning Commission.  
 24           MEMBER KRAVETZ: When you say  
 25 material, you mean the functionality of

CITY OF CHESTERFIELD BOA 12/5/2017

Page 29

1 the sign?  
2 CITY ATTORNEY GRAYVILLE: Well,  
3 you know, as simple as it is, I can  
4 understand this request for is they want  
5 to the sign out of basically video  
6 screens. Those video screens are not  
7 allowed to be used as construction under  
8 the Code.  
9 MEMBER KRAVETZ: Correct.  
10 CITY ATTORNEY GRAYVILLE: So I  
11 know it seems a little primitive to refer  
12 to it as construction material, but that's  
13 really what it is for Board of Adjustment  
14 consideration.  
15 MEMBER KRAVETZ: Okay.  
16 CHAIRWOMAN HIPPI: Any questions?  
17 Okay.  
18 City you want to bring your next  
19 witness?  
20 CITY ATTORNEY GRAYVILLE: I have  
21 no further witnesses. I have submitted my  
22 exhibits, and they've been accept by the  
23 City. I would just reserve the right to  
24 call Ms. Henry, if necessary, after the  
25 testimony of the petitioner's witnesses.

Page 30

1 CHAIRWOMAN HIPPI: Okay, very  
2 good.  
3 Thank you, Ms. Henry.  
4 (Thereupon, the witness was  
5 excused.)  
6 Sir, if you'd like to go forward.  
7 MR. ASMUS: Thank you.  
8 Good evening, Madam Chair and members  
9 of the Board. My name is David Asmus. My  
10 law firm address is 120 South Central  
11 Avenue, Suite 700 in Clayton, Missouri,  
12 63105.  
13 PETITIONER PRESENTATION  
14 PRESENTATION BY MR. ASMUS:  
15 It is always good to be back here in this  
16 chamber and among some former colleagues where I spent  
17 many Monday evenings some years ago as a commissioner  
18 for this great city.  
19 As previously noted for the record, I am  
20 legal counsel for the applicant Midwest BankCentre  
21 regarding the variance application which is before you  
22 tonight for your consideration.  
23 Other members of the applicant's team who  
24 are with us this evening are Mr. David Warning,  
25 Regional President of the bank, who offices at the

Page 31

1 subject property, 500 Chesterfield Center, where the  
2 monument sign is located.  
3 Also a part of the other team who will be  
4 presenting here in a minute or two is Mr. Bill Behrens  
5 of Warren Sign Company. Mr. Behrens has a PowerPoint  
6 presentation he'll be presenting here shortly.  
7 I would like to note just a few key points  
8 of our application before you tonight and highlight a  
9 few of the those points to clarify any questions or  
10 concerns.  
11 Back when I started on the Commission, I  
12 didn't need these. If you'll allow me to use my \$10  
13 Walgreen cheaters.  
14 We are requesting a variance to allow us  
15 to use the existing monument sign to display time and  
16 temperature message in a static mode. The reuse of the  
17 current sign will only display a static time and  
18 temporary message and will not flash, blink, or travel  
19 in any way.  
20 We are asking this variance to perform the  
21 function of that time and temperature static message  
22 with technology that has been utilized here in the city  
23 in the very recent past.  
24 As the City has previously permitted  
25 certain electronic message center signs at various

Page 32

1 other locations in the community, we believe the  
2 proposed reuse of this current monument sign simply  
3 utilizes updated technology that would be consistent  
4 but not allow for more than that which the City has  
5 previously approved.  
6 Further, in Exhibit A to our application,  
7 we have listed the restrictions we are self-imposing as  
8 part of our application and intended use of this  
9 monument sign that would further restrict any -- we  
10 believe, any concerns or issues with distractions,  
11 flashings, blinking, et cetera.  
12 Those are as I said Exhibit A listed in  
13 the materials of our application.  
14 We simply request this variance to be  
15 consistent with previous approvals of electronic  
16 message center signs within the City of Chesterfield  
17 and to better reflect the compliance with more current  
18 standards regarding these matters.  
19 I now would like to introduce Mr. Bill  
20 Behrens of Warren Sign Company for his PowerPoint  
21 presentation.  
22 Thank you all very much.  
23 MR. BILL BEHRENS: Thank you,  
24 Dave.  
25 CHAIRWOMAN HIPPI: Would you

8 (Pages 29 to 32)



Page 33

1 please state your name for the record, and you will be  
 2 sworn.  
 3 MR. BEHRENS: Certainly. My  
 4 name is Bill Behrens. I'm with Warren Sign Company.  
 5 Offices on Arnold - Pembroke Road in Arnold, Missouri.  
 6 CHAIRWOMAN HIPPIE: Now if you'll  
 7 please raise your right hand and the court reporter  
 8 will swear you in.  
 9 (Thereupon, the witness was  
 10 sworn.)  
 11 Thank you, sir. You may proceed.  
 12 MR. BEHRENS: Okay. I thought  
 13 the gentleman wanted to say something.  
 14 PRESENTATION BY MR. BEHRENS:  
 15 Thank you for the opportunity to visit  
 16 with you tonight. This might come as a shock, but we  
 17 see some things a little differently than the way the  
 18 City staff sees it. So I'm just doing jump in. We'll  
 19 get to the meat of this thing.  
 20 You're all familiar with the existing  
 21 sign, I believe. Warren Sign installed that sign a  
 22 number of years ago. It includes a Dow Jones display,  
 23 but also shows time and temperature.  
 24 In essences what we're asking to do is  
 25 refurbish the existing sign and move the electronic

Page 34

1 display to the top, and where you currently see that  
 2 Dow Jones display, that would be future tenant name.  
 3 In fact, this is what the sign would look like in this  
 4 drawing. Since it's a V-shaped sign, we have big one  
 5 sign like that, it's illustrated this way. I'm just  
 6 going to put on the screen.  
 7 The top portion there would be the  
 8 electronic message center sign. It would display  
 9 static messages. It's illustrated here just showing  
 10 the bank name. And again, that traded places with  
 11 where the Dow Jones time and temp was, that would be  
 12 the future tenant.  
 13 So existing sign had electronics. The new  
 14 sign has electronics. It's consistent with what's been  
 15 there.  
 16 Now, why are we in here, why do we need a  
 17 variance? It's because if we follow the City ordinance  
 18 and want to show messages, which we do, this is what we  
 19 have to have. We can come in and ask for this sign  
 20 right now, we wouldn't be in front of you. We wouldn't  
 21 need a variance. I'm going to change that screen and  
 22 just look at one side of the sign. That is a manual  
 23 changeable reader board. That's what's allowed in  
 24 Chesterfield. We're here because that is a very  
 25 antiquated technology.

Page 35

1 They say there is no hardship, but if  
 2 you're the guy that has to go out there in a hundred  
 3 day or on a 20 below day with your bucket of letters  
 4 and change it, you probably think there is a bit of a  
 5 hardship involved. And really in this day and age with  
 6 the technologies available, it's kind of silly. Why  
 7 have to go through that when with the push of a button,  
 8 you can put up a nice clean message. And that's why  
 9 we're here. That's what we're asking for.  
 10 CHAIRWOMAN HIPPIE: One question,  
 11 please.  
 12 Are you saying that that is the only  
 13 difference, is the type of the reader board, because  
 14 I'm kind of getting the idea that you have a in-house  
 15 IT department that -- with what's currently there,  
 16 that's got a reader board they have go out and manually  
 17 change the time and temperature, isn't it?  
 18 MR. BEHRENS: No. I think the  
 19 City ordinance, and I'm sure they'll correct me if I'm  
 20 wrong. The ordinance allows you to show with  
 21 electronics, you can show in numeric display. You  
 22 can't show alphabetic display or graphics.  
 23 If you want to show an alphabet display  
 24 like just words, then you're not allowed to use the  
 25 electronics. You have to go with this route.

Page 36

1 We're not aware of another way to do it.  
 2 So our position is, why make us go out and do this when  
 3 we can do it just like the numeric displays now. We'll  
 4 be able to push a button and set it up.  
 5 I also believe if we wanted to just show  
 6 time and temperature, we could do this and probably not  
 7 need a variance. Just go for the permit and show, hey,  
 8 let's show time and temp. We'll limit it to that.  
 9 Here's a display where we can show -- I was going to  
 10 say that technology is already there. You've got the  
 11 numeric numbers like time and temperature like you got  
 12 at the gas station here. Or Reliance Bank has a  
 13 numeric time and temperature display. We could show  
 14 time and temperature at one time on this board like  
 15 that. Here again, if we're limited to numeric, we  
 16 can't do this because it includes a graphic. We would  
 17 have to go with that kind of this way under the current  
 18 ordinance.  
 19 We're saying, hey, why not be able to put  
 20 a nice background around it. It's not -- it's not that  
 21 complicated.  
 22 CHAIRWOMAN HIPPIE: The ordinance  
 23 doesn't permit that.  
 24 MR. BEHRENS: That is correct.  
 25 That's why we're asking for a variance, so that we can

CITY OF CHESTERFIELD BOA 12/5/2017

Page 37

1 do alpha -- I don't know what the right word is, but so  
2 we can do letters instead of instead of just numbers.  
3 CHAIRWOMAN HIPPI: So you're  
4 asking us to go beyond the parameters of the ordinance  
5 in order to find hardship for you?  
6 Are you asking us to consider that your  
7 request goes beyond the parameters of the ordinance; is  
8 that correct? Am I understanding that correct?  
9 MR. BEHRENS: Yeah, the  
10 ordinance allows numeric displays electronically.  
11 We're asking you to give us a variance so  
12 that we aren't limited to just numbers, that we can  
13 also put up a message.  
14 CHAIRWOMAN HIPPI: But that would  
15 be beyond the scope of the ordinance; is that correct?  
16 MR. BEHRENS: Yeah, that's why  
17 we need a variance if the ordinance doesn't allow us.  
18 So we're here for a variance.  
19 CHAIRWOMAN HIPPI: Okay.  
20 MEMBER KRAVETZ: May I ask him a  
21 question on this.  
22 CHAIRWOMAN HIPPI: Yes.  
23 MEMBER KRAVETZ: Maybe I'm  
24 missing something.  
25 Will you go back to the Stifel sign.

Page 38

1 Okay. That basically has one, let's say, changeable  
2 message area. Am I correct?  
3 MR. BEHRENS: That is correct.  
4 MEMBER KRAVETZ: You are wanting  
5 to have that changed where you have time and temp  
6 that's similar to what you have up there, correct?  
7 MR. BEHRENS: What we're asking  
8 to do is --  
9 MEMBER KRAVETZ: Well, different  
10 new technology, but basically you want to be able to  
11 have time and tem there --  
12 MR. BEHRENS: And words.  
13 MEMBER KRAVETZ: And you want  
14 another area on top or bottom, I'm not quite sure  
15 where, where you can change that sign -- that message  
16 as well? Let's call both of these panels messages --  
17 MR. BEHRENS: Okay.  
18 MEMBER KRAVETZ: -- as opposed  
19 to the merits, just for simplicity.  
20 MR. BEHRENS: All right. Let's  
21 go here. I think it'll make it a little easier.  
22 MEMBER KRAVETZ: Okay. Where it  
23 says future tenant.  
24 MR. BEHRENS: Right.  
25 MEMBER KRAVETZ: Is that --

Page 39

1 let's pretend when you say future tenant, that's where  
2 your time and temp is going to be.  
3 MR. BEHRENS: No.  
4 MEMBER KRAVETZ: Just for  
5 explanation.  
6 MR. BEHRENS: All right.  
7 MEMBER KRAVETZ: Where you have  
8 Midwest BankCentre, that's going to rotate with  
9 different messages?  
10 MR. BEHRENS: Where it says  
11 Welcome to Midwest BankCentre, we would like to have a  
12 message center where we can display a message.  
13 MEMBER KRAVETZ: One single  
14 message, one single -- which will not change? This is  
15 where I'm getting confused.  
16 MR. BEHRENS: Not change more  
17 than every seven seconds or whatever timeframe you want  
18 to hold it to.  
19 MEMBER KRAVETZ: Because you  
20 originally said, at least my understanding from your  
21 original presentation, would be time and temp only. Is  
22 that what you originally said?  
23 MR. BEHRENS: Um --  
24 MEMBER KRAVETZ: That was the  
25 understanding I had.

Page 40

1 CHAIRWOMAN HIPPI: Kind of made  
2 an evolution of where you started from time and temp,  
3 and now we've got pictures and now every seven seconds  
4 something is going to change; is that correct?  
5 MR. ASMUS: If I may. I am the  
6 one who indicated that is what we are hoping to  
7 accomplish here this evening with our variance request  
8 is to, number one, working with the upper panel only,  
9 install modern technology of LED lighting. It's  
10 sometimes called, whether fairly or unfairly,  
11 accurately or otherwise, a television screen, a video  
12 board. We've heard a lot of those phases.  
13 I'm not trying to, I guess, increase the  
14 words in word games. The fact is I'm calling it what  
15 it is, LED technology, which the City has approved in a  
16 number of these very recent business places with  
17 monument signs.  
18 And the applicant, my client, is prepared  
19 to deal with restrictions as set forth on our  
20 application's Exhibit A, that deals with display,  
21 frequency, lighting, how it handle if there is a  
22 malfunction, how to hit the kill switch, if you will,  
23 if it needs to be repaired. So every step that we're  
24 imposing -- by the way, these restrictions are what we  
25 wanted to do as a corporate citizen in this city, but

10 (Pages 37 to 40)

CITY OF CHESTERFIELD BOA 12/5/2017

Page 41

1 it's also right down the line with neighboring  
2 municipalities who have sign ordinances that do allow  
3 the electronic message center using this new 21st  
4 cen- -- newer 21st century technology. But if can be  
5 back to the inquiry, and so I appreciate that we have  
6 been a bit confusing up here, and that was not our  
7 intent whatsoever.

8 If we can at least have the technology  
9 approved that the applicant is prepared to stick with a  
10 time and temporary limit, plus all of the other  
11 restrictions. At some point in the future, maybe the  
12 not too distant future as I have read minutes of City  
13 Council meetings where there have been comments from  
14 Council members to some extent that we need to look at  
15 this and have our Planning Department consider  
16 potential updating revision of the sign ordinance.

17 Which by the way, this is no bragging.  
18 The fact is I was a rather integral part of the sign  
19 ordinance that we're working with now back when I was  
20 on the Planning Commission and this massive -- was a  
21 member of the Planning Department. So I am familiar  
22 with how the process works, how much time and effort it  
23 takes to study an analysis.

24 We're not trying to bully our way into  
25 something that's unprecedented, that will be miniature

Page 42

1 Vegas sign on the exit ramp of Interstate I-64. We're  
2 not. The fact is we've appreciated what the staff and  
3 the City has already approved in our signage high up on  
4 the Sacs' property building, as well as this monument  
5 sign to the extent the Commission did allow us some  
6 panel signage.

7 We would simply like this Board's  
8 favorable consideration of the variance beyond what  
9 current sign law specifies or allows, and our only  
10 limitations which we fully expect will be built into  
11 the resolution, and we intend to abide by them right  
12 down the line, without fail.

13 Time and temporary for now, and as and  
14 when the City would approve an updated sign ordinance  
15 that reflects the possibility of message centers, then  
16 it's only us down the line to reprogram and perhaps put  
17 maybe the bank name up there and time and temporary.  
18 But again, with clear restrictions that we're not  
19 distracting, we're not displaying that which was never  
20 intended.

21 I hope that's responsive. I'm sorry for  
22 the confusion.

23 MEMBER KRAVETZ: One of the  
24 reasons the Stifel's sign was approved, both time and  
25 temp, but they felt and the Board felt that having the

Page 43

1 name it was beneficial to the City to have the name of  
2 a major brokerage or any major business visible as  
3 people drive up down Highway 40/64, which I can -- I  
4 feel we can live with. And we appreciate your name on  
5 the building as well. It looks -- you can see it a lot  
6 easier than it previously was.

7 MR. ASMUS: Yes, you can see it  
8 much easier as the trees are now bare. There's a few.  
9 We need some tree trimming around there, but that's a  
10 Saks and tenant issue.

11 But seriously, what we're hoping to be  
12 able to is for now is if only numbers, which are  
13 allowed, time, temperature, under the UDC and the sign  
14 law. If we had the ability to at least just bring in  
15 the updated LED technology and limit it for now to the  
16 time and temp, then it is one expense for the tenant to  
17 install that upper panel's LED technology restrict it  
18 with our Exhibit A, self-imposed limitations, and keep  
19 the numerals, time and temperature.

20 At some point in the future when sign  
21 ordinance update would permit message centers, then we  
22 would consider with of course City approvals could we  
23 then bring up the electronic message center to  
24 something beyond time and temperature. That's really  
25 where we cut right to the chase where we're at.

Page 44

1 MEMBER KRAVETZ: Can I ask a  
2 question of Jessica?  
3 CHAIRWOMAN HIPPI: Go ahead.  
4 MEMBER KRAVETZ: With regard  
5 with what you just said, is Parkway West, that's in  
6 Chesterfield, correct?  
7 MS. HENRY: Correct. Correct.  
8 MEMBER KRAVETZ: Now their sign  
9 does multiple things, but as you said before regarding  
10 Parkway Central, we really have no jurisdiction over  
11 school district property. Is that correct?  
12 CITY ATTORNEY GRAYVILLE: That's  
13 correct. You know, a school district is a political  
14 subdivision in the state --  
15 MEMBER KRAVETZ: Right.  
16 CITY ATTORNEY GRAYVILLE: --  
17 just like a municipality, and so, you know, the reality  
18 of this is we have very limited regulatory ability  
19 over a district.  
20 MEMBER KRAVETZ: Well, I just  
21 wanted to throw that on the table --  
22 CITY ATTORNEY GRAYVILLE: Yeah.  
23 MEMBER KRAVETZ: -- so that not  
24 using that as a comparison. Yeah, and at one point I  
25 made the response to what their attorney said is, I get

CITY OF CHESTERFIELD BOA 12/5/2017

<p style="text-align: right;">Page 45</p> <p>1 it. I understand. It makes sense to embrace  2 technology, but there are considerations with regards  3 to this type of technology that have to be studied by  4 the City. You know, I this is a dark-sky community.  5 We've adhered to that. I mean, Dan Hurt has, you  6 know, made that one of his mantras, to make sure that  7 You go in the valley, it's not lit up by cross space.  8 I understand they're going to address some  9 of that stuff, but this is what Board of Adjustment to  10 consider a variance. What they're asking you to do is  11 just legislate a little bit. Just to open it up a  12 little bit, just do a little bit of legislation, just  13 let them do this.  14 The problem is ultimately -- and I think  15 what their presentation is missing the point is, these  16 are video boards. Every single picture they show are  17 not video boards, and you can have full display of  18 videos boards. And the reality of this our Code does  19 not permit a monument sign to be constructed out of a  20 video board. If they want to do time and temp, they  21 can submit an application for time and temp on their  22 sign. It has to be less than 24 square feet, which  23 this is larger than 24 square feet. I don't think they  24 submitted a variance for 70 square feet for time and  25 temp. But ultimately it's the material it's</p>	<p style="text-align: right;">Page 47</p> <p>1 MEMBER SCHWALBE: It is ours or  2 that St. Louis County?  3 CITY ATTORNEY GRAYVILLE: It's  4 ours.  5 MEMBER SCHWALBE: Okay.  6 CITY ATTORNEY GRAYVILLE:  7 Chesterfield owns it. Chesterfield wrote it.  8 Chesterfield developed it.  9 MEMBER SCHWALBE: Okay. You  10 answered my question. And I guess I ought to check  11 this for my own clarity.  12 That summary you currently -- and some  13 decision the Board is going to add or --  14 CITY ATTORNEY GRAYVILLE: You  15 know, I --  16 MEMBER SCHWALBE: -- in two  17 years or so it's going to fit it in here?  18 CITY ATTORNEY GRAYVILLE: You  19 know, I think it's one of these things that I don't  20 want to speak for the City Council, but the reality of  21 it is, is --  22 MEMBER SCHWALBE: Okay.  23 CITY ATTORNEY GRAYVILLE: -- you  24 know, there's a balancing act that has to take place  25 with this type of technology.</p>
<p style="text-align: right;">Page 46</p> <p>1 constructed of where it's not about time and temp.  2 And yes, we are looking at the Code and  3 we're reviewing the materials and we're reviewing this  4 technology, but there are commitments the City has made  5 with the aesthetics of the community that have to go  6 through the legislative process.  7 And I just wanted to make that comment in  8 response.  9 CHAIRWOMAN HIPPI: May you have a  10 question?  11 MEMBER SCHWALBE: I have a  12 question.  13 MR. ASMUS: Yes, sir.  14 MEMBER SCHWALBE: I understand  15 that Chesterfield's ordinance prohibits this.  16 This Unified Building Code, does that  17 prohibit it? I thought I read it here.  18 CITY ATTORNEY GRAYVILLE: The  19 UDC, Unified Development Code, which is --  20 MEMBER SCHWALBE: Development,  21 UDC.  22 CITY ATTORNEY GRAYVILLE: UDC,  23 which is essentially everything we got that goes to the  24 development in the City of Chesterfield. It prohibits  25 it. So basically what happens --</p>	<p style="text-align: right;">Page 48</p> <p>1 MEMBER SCHWALBE: Sure.  2 CITY ATTORNEY GRAYVILLE: This  3 technology needs LEDs that illuminate 180-degree, you  4 know, circumferences with regards to the light. And it  5 is going to have a light polluting effect. But you  6 also have to look at the aggregative effect. Yeah,  7 when you look at the Midwest BankCentre, it really  8 looks in isolation. Well, this is just now, but you  9 have a lot of businesses in a very competitive valley,  10 you know. The -- all of the material used to construct  11 these other ones, most of the ones was done before the  12 ordinance that's currently in place was put in place.  13 Two of them we didn't have the ability to regulate.  14 And the other one are not the parts. They don't have  15 the ability to play small videos on the gas station  16 thing. These truly are video boards. And I just would  17 make one point.  18 The initial presentation was time and temp  19 and we're just want to do time and temp. Now it's  20 tenants. Ultimately the issue that the City has with  21 this technology where we stand right now, and one of  22 the apprehensions we have about any type of variance is  23 the fact that they're a tenant in the building.  24 What happens when the new tenant comes in?  25 They have self-imposed restrictions. That's -- that's</p>

12 (Pages 45 to 48)

CITY OF CHESTERFIELD BOA 12/5/2017

Page 49

1 putting a lot of trust into the person there because  
 2 they may be the best corporate citizens in the world,  
 3 but the next guy coming in may not be, or a bank buys  
 4 out their bank and they may not be.  
 5 So it all sounds good, and I think they  
 6 have the best interest, and I really believe that they  
 7 will adhere to those items, but there are bigger issues  
 8 with regards to citywide imposition of this type of  
 9 variance.  
 10 MEMBER KRAVETZ: Let me throw  
 11 one more thing out.  
 12 I agree with you on using new technology.  
 13 I like the, I think, time and temp is very important.  
 14 Would you agree that -- have us allow you to install  
 15 the new technology at the time this sign is being  
 16 revised or changed with the stipulation that the,  
 17 whether it be the upper panel or the lower panel,  
 18 whichever is going to be message board, be limited to  
 19 the name of the tenant, Midwest Bank, and so stipulated  
 20 in that permission to make -- install this sign, future  
 21 tenants would be limited to put their name on there,  
 22 period.  
 23 Now, if the Code changes, naturally you  
 24 would change with the Code, but I think it's more  
 25 economical and to your advantage if you put both panels

Page 50

1 on, because I consider that two panels up there.  
 2 You're going to have to have your name on this sign,  
 3 just not time and temp. The reason of having the kind  
 4 of sign that Stifel has, have your electronic sign, but  
 5 limit it to Midwest BankCentre or welcome to Midwest  
 6 BankCentre, but period. That's a static message, and  
 7 that's all there will be out there until such time as,  
 8 I suppose, changes come before the City Council or the  
 9 Planning Commission or whatever.  
 10 MR. ASMUS: Sir, if you would  
 11 just consult with counsel on that.  
 12 MR. GRAYVILLE: And I would like  
 13 to respond to that. The problem is this is a variance  
 14 that requires a hardship on the benefit of the  
 15 applicant. The only thing they've said about a  
 16 hardship, which is criteria or they got one for you  
 17 guys to do that because you guys are not a legislative  
 18 body. You're quasi-judicial. You're looking at this  
 19 to say do they have a hardship here that based on the  
 20 land and the -- and the way the land is situated that  
 21 requires us to give them some relief.  
 22 And it makes a lot of sense, and those are  
 23 the things we're talking about right now. But  
 24 ultimately, that's a legislative decision, to make that  
 25 bargain or make that -- is a legislative decision

Page 51

1 because City Council has said you can not construct  
 2 this with video boards. You cannot use these video  
 3 boards that have all these capabilities, and until that  
 4 is allowed, where they allow these video boards with  
 5 capabilities, which we may have a revision shortly,  
 6 this is not a hardship. There is no hardship  
 7 whatsoever that has been displayed, except for well, we  
 8 don't want to walk out there and change the sign  
 9 because it's too cold or too hot.  
 10 Well, guess what? That's a convenience.  
 11 That's not a hardship, and so my comment in response is  
 12 you're -- as much as they would like to do this and it  
 13 makes sense, we still have the legal burden of a  
 14 hardship, and there's -- there is nothing situated  
 15 about the land, there's nothing about the particulars  
 16 of the way the property is situated to say we need to  
 17 have video boards in lieu of the other signs.  
 18 It's just well, it's better technology.  
 19 It's the way it's going, and Chesterfield needs to come  
 20 along with the tides. It needs to update it and needs  
 21 to allow these video boards. But the reality of it is,  
 22 it's a convenience. It's not a hardship.  
 23 MEMBER KRAVETZ: I could tell you  
 24 a hardship would be financial when they have to have  
 25 their contractor come back out and revise the board

Page 52

1 again.  
 2 CITY ATTORNEY GRAYVILLE: But  
 3 remember --  
 4 MEMBER KRAVETZ: What did you  
 5 say was a hardship?  
 6 CITY ATTORNEY GRAYVILLE:  
 7 Remember one of the things in the introduction was  
 8 financial consideration is not a hardship. They're  
 9 additional expenses, and I absolutely understand.  
 10 MEMBER KRAVETZ: I think as a  
 11 city we need to be business friendly.  
 12 CITY ATTORNEY GRAYVILLE: I  
 13 understand that. We need to be business friendly, and  
 14 that's part of the reason why we're addressing the  
 15 Code, but being business friendly and changing an  
 16 ordinance to allow something is a legislative decision.  
 17 MEMBER KRAVETZ: You're not  
 18 saying and our Board does not set precedent.  
 19 CITY ATTORNEY GRAYVILLE: This  
 20 would set a precedent.  
 21 MEMBER KRAVETZ: I don't think  
 22 our Board -- if I remember correctly, we do not set a  
 23 precedent.  
 24 CITY ATTORNEY GRAYVILLE: When a  
 25 variance is granted based on the uniqueness of a piece

CITY OF CHESTERFIELD BOA 12/5/2017

Page 53

1 of property, the way a property lies, it has a big hill  
 2 or something like that, that doesn't set a precedent.  
 3 When you grant something, this is an  
 4 appeal of a sign package ordinance. This will create a  
 5 precedent. There will be other applicants that come in  
 6 that will want to do these message boards without the  
 7 benefit of the legislative process to review this.  
 8 And honestly, we have been very up front  
 9 with them with regards our review of this ordinance,  
 10 and really trying to digest the LED message board signs  
 11 because other communities are struggling with this  
 12 because when they become -- when they proliferate it  
 13 creates a lighting issue and it creates somewhat of an  
 14 issue there. And so the first question I have is, is  
 15 there even a hardship that's here?  
 16 This -- this is not a video board.  
 17 MR. ASMUS: At some point in  
 18 time, Madam Chair, I would appreciate just if you would  
 19 recognize me to respond to the Board member's question.  
 20 CHAIRWOMAN HIPPI: Let's do that  
 21 right now.  
 22 MR. ASMUS: But not to  
 23 interrupt.  
 24 CHAIRWOMAN HIPPI: Counsel for  
 25 the City will sit down.

Page 54

1 Mr. Asmus, if you would please proceed in  
 2 response.  
 3 MR. ASMUS: Thank you.  
 4 Yes, the bank would agree to its name in  
 5 just LED technology until such time as the sign  
 6 ordinance would be revised to allow use of the  
 7 electronic message center for a different or additional  
 8 messages, time, temporary perhaps.  
 9 As to the comments that it's a video  
 10 board, it's the technology that's in place here in the  
 11 city already. It is the same technology at the Edison  
 12 Gas Station, the Reliance Bank, and whether the Parkway  
 13 West sign is within that on include the subdivision, I  
 14 still submit that we're not here to argue or be  
 15 adversarial.  
 16 But that message center is one big  
 17 distraction, and remember it's in front of a high  
 18 school with teenagers driving in and out on that  
 19 five-lane Clayton Road.  
 20 We are trying to submit that this  
 21 applicant, this corporate citizen here in Chesterfield,  
 22 happens to have brought scores of jobs to the building.  
 23 And it is across the street from a distressed property  
 24 that I believe I have read in media is in foreclosure.  
 25 I know we're not here to debate economic

Page 55

1 impact in terms of a hardship. That's not in our  
 2 application one bit. It's a little difficult though to  
 3 keep hearing those comments and not at least offer up  
 4 some, if not recitation, at least some day response.  
 5 But I hope I addressed it. Yes, we would.  
 6 If we have that technology approved via this variance  
 7 with the restrictions, the limitations, we'd be happy  
 8 to have the bank name out there until such time as we  
 9 go -- I'm sorry if it looks like we're now dropping  
 10 away from time and temp and going to the name. I'm  
 11 just trying to respond to your --  
 12 MEMBER KRAVETZ: Thank you.  
 13 CHAIRWOMAN HIPPI: How would you  
 14 define your hardship if not financial?  
 15 MR. BEHRENS: I would define it  
 16 the same way I successfully defined the sign in front  
 17 of you a number of years ago. I presented this  
 18 variance request to the City, and at that time, they  
 19 did not allow message centers. And the hardship was  
 20 presented that it was unnecessary to go out there in  
 21 the wintertime, the summertime, and do this all  
 22 manually like they did 50 years ago, that the  
 23 technology exists to be able to change those messages  
 24 from inside the building.  
 25 This Board gave us the variance to do

Page 56

1 that, and they put some stipulations on it that  
 2 messages had to be static, they're not moving, they're  
 3 not flashing, they're not blinking. And I think there  
 4 was a seven-second time away on it. Maybe you can go  
 5 back and verify, and with those stipulations, this  
 6 Board at that time proved that electronic message  
 7 center.  
 8 CHAIRWOMAN HIPPI: Wasn't that  
 9 2005 before the Code came into effect?  
 10 MR. BEHRENS: The Code might  
 11 have changed, but message centers were not allowed then  
 12 either.  
 13 CITY ATTORNEY GRAYVILLE: And if  
 14 I may make a comment to your question about setting  
 15 precedent. That's my example of precedent right there.  
 16 Every argument is going to come in and give you the  
 17 exact same fact pattern to say we have a hardship  
 18 because we don't want to have to be changing the sign.  
 19 CHAIRWOMAN HIPPI: So but for the  
 20 manual change of the sign, which is the hardship  
 21 argument, are there any other hardships? I don't -- I  
 22 don't know that I'm getting the full grasp of the  
 23 hardship.  
 24 I don't see any here, except for the  
 25 manual changing of the sign. Even the Stifel Nicolaus

CITY OF CHESTERFIELD BOA 12/5/2017

Page 57

1 it's my understanding that time and temporary is not a  
2 manual. It's something keyed from the inside.  
3 MR. BEHRENS: Right. Exactly.  
4 That's what we want. It's electronically controlled  
5 from inside. They set the message that goes out there.  
6 CHAIRWOMAN HIPPIE: So if we were  
7 to distill this down, make sure I understand, the basic  
8 component is you would prefer to put in the message  
9 board, the electronic message center which is  
10 prohibited by the ordinance, because you anticipate for  
11 future legislation which is going to allow you to do  
12 more with this sign that you've got, this 70-square  
13 foot sign, than what you can -- than what you're  
14 agreeing to today, if the ordinance should change, and  
15 anticipate it will, and we appreciate all of your  
16 expertise that you bring to the table, we are -- the  
17 hardship, as I see it, is that you don't want to have  
18 -- you're trying to mitigate the expense of putting  
19 this in later or in the future when the ordinance does  
20 change versus having it conform to the ordinance as it  
21 stands now. Is that --  
22 MR. BEHRENS: That's  
23 essentially. We don't want to have to have to do it  
24 twice.  
25 CHAIRWOMAN HIPPIE: Okay. So that

Page 58

1 is an economic hardship that I'm hearing you say is  
2 this. But I'm looking for more than that, besides the  
3 manual changing of the letters and numbers.  
4 Is there more than that?  
5 MR. BEHRENS: Okay. If I  
6 understand you correctly, what we have an issue now  
7 because we're changing horses from being able to put a  
8 static message with --  
9 CHAIRWOMAN HIPPIE: With the  
10 capability --  
11 MR. BEHRENS: With changing  
12 static messages to just one permanent message.  
13 CHAIRWOMAN HIPPIE: Okay.  
14 MR. BEHRENS: I guess my answer  
15 to that is we want to put up static message with  
16 nothing but the bank's name. We don't want to do it  
17 with a light box the way it's been done previously. We  
18 want to do it with static delays. We put the name up  
19 and static all these. People driving by it, they won't  
20 know the difference. I don't think the City's hurt.  
21 We're not adding anything. If you want to put a light  
22 as well, do it.  
23 Now, we know that in the future, should  
24 you decide to approve message centers, that we'll have  
25 one sitting there that we can put to use. But until

Page 59

1 that time, we've got the static sign just like the guy  
2 next door, and nobody knows the difference.  
3 MEMBER KRAVETZ: Is the time and  
4 temp and the message center one integrated unit?  
5 MR. BEHRENS: Yes. It's one set  
6 of lights.  
7 MEMBER KRAVETZ: Since it's one  
8 integrated unit, do we allow them to install that, but  
9 put a -- what you call a lighted thing, just a plain  
10 sign to cover it until such time as they're allowed to  
11 use that type of technology?  
12 CITY ATTORNEY GRAYVILLE: That  
13 would be something staff had to consider. So you're  
14 basically talking about installing -- constructing the  
15 video board signs and then putting some type of almost  
16 facade over it?  
17 MEMBER KRAVETZ: Yes.  
18 CITY ATTORNEY GRAYVILLE: Yeah,  
19 I mean, that would be something -- if that's something  
20 to be considered, staff would have to look at it and  
21 consider it. I think it's a great question, but it  
22 would be something that staff would have to look at it.  
23 I do want to say this about the  
24 anticipated legislation. Nothing guarantees that the  
25 City Council is going to change anything.

Page 60

1 MEMBER KRAVETZ: Right. But  
2 they're willing to gamble and --  
3 CITY ATTORNEY GRAYVILLE: That's  
4 right.  
5 MEMBER KRAVETZ: -- and willing  
6 to construct something like that.  
7 CITY ATTORNEY GRAYVILLE: That  
8 -- that may be something, but we -- we would have to  
9 consider that and, you know, consider that with staff  
10 and you know, and look at that.  
11 But I don't know that that would  
12 necessitate a variance in order to do it. I think that  
13 will be something we would consider as a separate  
14 issue.  
15 MR. ASMUS: If we -- okay.  
16 I would agree that without taking any more  
17 of the time of the Board, again, I can't thank you  
18 enough for coming out on Tuesday for one item on the  
19 agenda.  
20 MEMBER KRAVETZ: This is the  
21 longest sign meeting I've ever had.  
22 MR. ASMUS: Beside Chris and I  
23 are attorneys.  
24 CITY ATTORNEY GRAYVILLE: Yeah.  
25 MR. ASMUS: If we would have the

Page 61

1 ability to install the LED technology now with some  
 2 approved via the permit process of panels up there for  
 3 the bank, and if that is something that we could work  
 4 through here with the staff and the Board would so  
 5 support, I think that would be a workable compromise,  
 6 if you will.

7 CITY ATTORNEY GRAYVILLE: The  
 8 only question I would have procedurally is how would we  
 9 go about doing that. You know, because I would ask  
 10 that because there is a blanket in the -- do you want  
 11 to apply for another variance, or how -- I don't know.

12 I don't know what -- We'd be happy to  
 13 perhaps off line to see how we might be able to do  
 14 that, bring the bank's input in and Mr. Behrens' as  
 15 well so that we're ultimately installing technology one  
 16 time if that is the direction of the Board here.

17 And then what is put over that that's  
 18 possible for the signage now to be able to satisfy one  
 19 of our key requests, and that's update the technology  
 20 on those upper two panels, and as we can have some --

21 CITY ATTORNEY GRAYVILLE: Yeah.  
 22 With talking to Planning Commission very quickly, you  
 23 would have to go back to Planning Commission for an  
 24 amendment to the sign package ordinance. But there was  
 25 a good discussion at Planning Commission. I think they

Page 62

1 would be open to this concept with regards to doing  
 2 this. But I think for purposes of a variance, does  
 3 that mean you guys would withdraw this specific  
 4 variance, or how --

5 MR. ASMUS: We would want this  
 6 ultimately resolved here tonight.

7 MEMBER KRAVETZ: Do we have to  
 8 amend the motion and put all that into the motion?

9 CITY ATTORNEY GRAYVILLE: Well,  
 10 I don't think that's really a variance because that's  
 11 that would -- that's basically a new constructed sign.  
 12 It would be an amendment to the sign package, which is  
 13 a relatively quick process. Right?

14 But I think that would an amended sign  
 15 package and go back to Planning Commission because  
 16 that's not really the scope of the variance here  
 17 tonight.

18 So I don't want to table that again for  
 19 tonight's purposes.

20 MR. ASMUS: I'm only hesitant to  
 21 withdraw that which it's 60 days to get to this point.  
 22 I also know that if in fact the Board is not inclined  
 23 to agree with the request we put forth in our  
 24 application, I would prefer to solemn type way find a  
 25 middle ground so that we are here, we have some action

Page 63

1 item tonight that's not a big no. But also may have  
 2 some condition that if in fact we need to direct back  
 3 to the Planning Department itself, that which we put  
 4 out there over the new technology panels. We need to  
 5 be able to deal with that as a compromise.

6 CHAIRWOMAN HIPPIE: Can I add one  
 7 point on this dialogue. With respect to all the  
 8 positions. I mean, new business for Chesterfield is  
 9 always excellent, and we certainly don't want to  
 10 discourage them moving into that location, which is a  
 11 very fine location.

12 I'm finding myself in a more conservative  
 13 role saying that if the UDC says no electronic message  
 14 boards, even your limited use of the electronic message  
 15 board to conform to what all the other businesses  
 16 currently have in place without the more high tech  
 17 presentation, that you would present something similar  
 18 to other businesses, what they have enjoyed, using your  
 19 more high tech screen, then I think that's wonderful.

20 But the fact that the ordinance reads no  
 21 electronic center message board type activities, and  
 22 what we're doing is proposing precisely that and using  
 23 it in the traditional sense of keeping it low tech as  
 24 it appears cosmetically, but having the capability of  
 25 advancing the use should the ordinance be changed. Am

Page 64

1 I kind of tracking the right path? I mean --

2 MR. ASMUS: Yes, you are.

3 CHAIRWOMAN HIPPIE: -- I think if  
 4 you're using it according to the current methods that  
 5 are place with other businesses, that what they have is  
 6 a low-tech operation. And you want to make this  
 7 investment more, if that makes sense. You want to use  
 8 it and be efficient with your financial needs.

9 However, I don't understand, and this goes  
 10 back to the basic premise of your hardship. It seems  
 11 to me that you want to invest only once, and I  
 12 appreciate that, and you to make a good investment  
 13 initially. However, is that the only hardship? I  
 14 don't want to repeat myself, but I don't think I --  
 15 that you're asking us to be legislators here, to change  
 16 it for you in this purpose because you want to have  
 17 this real state work well for you. And we applaud  
 18 that, but you are still asking us to go beyond the  
 19 measures in place that prohibit that message board.

20 MR. ASMUS: And I hear -- I  
 21 understand you completely, and I'm sure --

22 CHAIRWOMAN HIPPIE: And I don't  
 23 see the hardship in doing that. Again, that's the rest  
 24 of my sentence. I don't see the hardship except for  
 25 financial investment you make initially, and you don't



CITY OF CHESTERFIELD BOA 12/5/2017

Page 65

1 want to have to repeat your investment.  
 2 MR. ASMUS: This is part of the  
 3 process that we are required to follow, the sign  
 4 package, Planning Commission, and because we didn't get  
 5 everything we wanted, let us be very blunt here, then  
 6 we have gone to the next step with a variance request.  
 7 And to extent that to the point of we're  
 8 asking for your Board's approval outside of the sign  
 9 law, what is allowed, that's why I keep emphasizing  
 10 back to you the technology has been permitted in the  
 11 city as not 10, 12 years ago or not in alleged  
 12 different political subdivision, the school district,  
 13 and still thinking about that flashing message center  
 14 sign in front of the high school student drivers.  
 15 But this is something that is the same  
 16 technology that's been approved at a gas station,  
 17 Reliance Bank, and albeit numbers only and not trades  
 18 or whatever. That's why we could deal with if we were  
 19 allowed this installation of the technology one time.  
 20 It's a but outside what is allowed. There is some  
 21 precedent that has occurred most recently, and we're  
 22 imposing our own restrictions consistent with what --  
 23 what else can we look at that what others not in Ohio  
 24 or not in Florida, but right here in neighboring  
 25 municipalities are putting in the way of restrictions

Page 66

1 that it will go even further. If we can get that in  
 2 now, then we would still be willing to, if approved  
 3 here this evening, with the technology installed  
 4 working, we hope within just a few short weeks, not a  
 5 few more months.  
 6 The panels, if you will, they go on  
 7 wording -- the wording, the numbers, whatever we could  
 8 agree to. We just hope that we can make that happen  
 9 here this evening somehow.  
 10 CHAIRWOMAN HIPP: Further  
 11 questions?  
 12 VICE-CHAIR HEBERLE: I just want  
 13 to verify when the Board of Adjustment is considering  
 14 applications for variance, are we supposed to consider  
 15 other variances or other applications that have been  
 16 set?  
 17 CITY ATTORNEY GRAYVILLE: Well,  
 18 one the criteria is whether or not this variance will  
 19 bestow on them an advantage or a land use right that  
 20 other people don't have. It's not supposed to create a  
 21 precedent. But that presentation is essentially why I  
 22 said this will create a precedent because it is a mini  
 23 legislation.  
 24 And I understand the frustration. I get  
 25 the technology. It makes sense. These guys have been

Page 67

1 great. They've been great to work with, and you know,  
 2 it's compelling because it makes sense. But the legal  
 3 standards for the Board of Adjustment is whether or not  
 4 there is a hardship here, not whether or not somebody  
 5 else has it. And my fear is it's coming to the Board  
 6 of Adjustment, and suddenly you guys are going to be  
 7 meeting five times a month because it's the same  
 8 argument every time. Well, this is the argument I made  
 9 for Decor Interiors. Well, this is the argument I made  
 10 for Midwest BankCentre.  
 11 The message I carry back from you if you  
 12 denied it. We better get to work to update this  
 13 technology because you as citizens sitting on a Board,  
 14 you want to make sure we have the greatest technology  
 15 and we're business friendly. I get that message.  
 16 That's very clear. We all get it sitting here. But we  
 17 got to get our -- and get that taken care of. But for  
 18 this purpose tonight, there is a process that has to be  
 19 followed. There's a process to legislate. There's a  
 20 process to vary it. They don't meet the standard for  
 21 the process vary it.  
 22 CHAIRWOMAN HIPP: Do you have  
 23 you any response?  
 24 MR. ASMUS: Hardship is indeed  
 25 one of the standards, but not only. It's the one that

Page 68

1 the City has certainly uses as its cornerstone. We  
 2 have not disagreed that that is one of the standards.  
 3 But some of the practical options for use of the  
 4 subject property that were not otherwise created by us.  
 5 This monument sign has stood for some years, and we're  
 6 using 50 percent of its available space.  
 7 I get it that it is a bigger sign than the  
 8 Edison Road LED technology grade and price monument  
 9 sign for the time and temperature display of Reliance  
 10 Bank's sign on Wild Horse Creek Road, each of which  
 11 were more recently passed than Decor. To my best  
 12 knowledge, that was passed this very year.  
 13 So we've had the use of that technology  
 14 approved. So for practical options within the property  
 15 at issue is another standard. And that's really what  
 16 we've found perhaps onto the Board basis for our  
 17 presentation.  
 18 Again, not to argue. It is never Midwest  
 19 BankCentre's plan or intent, goal or objective to be  
 20 adversarial with this City. That's why we come here as  
 21 part of the process, and yes, are we a little  
 22 impatient? We'd rather not wait for the time that we  
 23 understand it would take for staff to draft with  
 24 counsel, get through Planning Commission and ultimately  
 25 City Council. We'd like to have the technology because

1 it has been utilized here in the city most -- more  
 2 recently than ten years ago.  
 3 CHAIRWOMAN HIPP: Mr. Grayville,  
 4 would you please respond to the two enumerated spots  
 5 where it has been an allowance for these smaller  
 6 boards? I didn't quite catch that. I got the -- I got  
 7 the Decor and --  
 8 CITY ATTORNEY GRAYVILLE: Well,  
 9 I'm only aware -- I'm only aware of the one, which is  
 10 Monarch Center gas station, which practically speaking,  
 11 that came for a sign package, and they were granted the  
 12 variance for single color, very small size for the gas  
 13 station numbers. That's it. So single color specific  
 14 to you can have red, you can have green, you can have  
 15 whatever the third color is. If you can pull up the --  
 16 can you pull it up for me since you've got that up.  
 17 MR. BEHRENS: Yeah,  
 18 unfortunately, I can't get the --  
 19 CHAIRWOMAN HIPP: I love your  
 20 slide presentation.  
 21 MR. BEHRENS: What's that?  
 22 CHAIRWOMAN HIPP: Did we not go  
 23 through your slides. I guess there was more.  
 24 MR. ASMUS: We lawyers cut him  
 25 out off with this.

1 CHAIRWOMAN HIPP: Would you  
 2 please proceed with your presentation, sir, or is there  
 3 something -- I mean, maybe you've got --  
 4 MEMBER KRAVETZ: Did you say --  
 5 MR. ASMUS: Oh, I'm sorry, what?  
 6 MEMBER KRAVETZ: Did you say at  
 7 one point you were going to withdraw your petition?  
 8 MR. ASMUS: No.  
 9 MEMBER KRAVETZ: I -- I heard  
 10 word withdraw.  
 11 MR. ASMUS: I misspoke.  
 12 MEMBER KRAVETZ: Okay.  
 13 CITY ATTORNEY GRAYVILLE: So  
 14 Reliance Bank is a number. This is not a video board.  
 15 CHAIRWOMAN HIPP: Okay.  
 16 CITY ATTORNEY GRAYVILLE: I don't  
 17 think you would say that this is a video board here.  
 18 MR. BEHRENS: You have to decide  
 19 what you're going to call it.  
 20 CITY ATTORNEY GRAYVILLE: Can  
 21 you display a video on it?  
 22 MR. BEHRENS: It's an LED. Now,  
 23 if you wanted to go hook it up to a computer, you'd  
 24 probably have the ability to play video on it. But  
 25 they just got it hooked up to the price changer. So

1 there is an issue here. What color was --  
 2 CITY ATTORNEY GRAYVILLE: Well,  
 3 I understand that, and that's the technology you're  
 4 selling. But this not a video board. It's singular  
 5 color, and if you go the gas station sign, if you can  
 6 pull that up. These are -- all of these were given  
 7 very specific to the color and the size. They're very,  
 8 very, very small signs. And there was a lot of the  
 9 discussion at Planning Commission to say -- and  
 10 understand the process. This is a sign package, so the  
 11 sign package goes to Planning Commission, and you can  
 12 ask for an LED video board, message board sign,  
 13 whatever it's called. You know, I'm not sure what  
 14 exactly it is because it's on the site. But you can  
 15 ask for this technology and to vary from the sign code.  
 16 So when the Planning Commission granted this for this  
 17 car wash, they said, well, we will allow you to have it  
 18 because it makes sense here because we want this very  
 19 small, you know, piece to go here.  
 20 Understand the sign package has progressed  
 21 for the application for Midwest BankCentre. At first  
 22 it was a tenant, then it was just time and temp and  
 23 whatnot. And that's I think ultimately what the  
 24 concern is. This is 70-square feet of video board  
 25 that you can play full videos on. Okay. And the idea

1 of being it's not really constrained or directed at  
 2 anything specifically and these other ones are much,  
 3 much smaller in size. And the issue is if we grant  
 4 this for just a general business purpose use, are we  
 5 then going to allow future businesses that are going to  
 6 come in and say, well, you gave it to Midwest  
 7 BankCentre. We want this as well. We get inquiries  
 8 about these type of signs all the time, and I get it.  
 9 The manually changed signs meet or should or you guys  
 10 as citizens want us to look at it and change it.  
 11 But the Code doesn't allow it. It doesn't  
 12 allow it. We're not here to legislate. We're not here  
 13 to change the ordinance. To say well, somebody else  
 14 got it, you know, is the whole reason why I'm saying  
 15 this is going to create a precedent, because the first  
 16 pitcher, he's going to come in and say for his next  
 17 client that wants to put a video board sign up that he  
 18 sells is he's going to put a picture of the Stifel sign  
 19 or the Midwest BankCentre sign and say, well, this is  
 20 the reason we want it. And that's a concern.  
 21 There is no hardship here.  
 22 CHAIRWOMAN HIPP: Thank you.  
 23 Sir, did you wish to respond to  
 24 Mr. Grayville?  
 25 MR. BEHRENS: I would. I would

CITY OF CHESTERFIELD BOA 12/5/2017

Page 73

1 say that with he said I totally disagree with. I don't  
 2 think that's what's happening at all. This is a case  
 3 where they chose an electronic display that was  
 4 appropriate for this size and this application. They  
 5 made a three 24-square foot price changers here. I see  
 6 a sign that was approved using two different colors of  
 7 LEDs. Here's a display appropriately sized for that  
 8 location, that street. They got red LEDs.  
 9 In my mind, red LEDs, white LEDs, green  
 10 LEDs Chesterfield has no problem with. Our situation  
 11 is different. We're not on a little side street.  
 12 We're not just trying to show three small gas prices.  
 13 The size of our sign is appropriate for the location  
 14 and the use that it's proposed for.  
 15 So you know, it seems like semantics. Is  
 16 that a video board, or is that an electronic message  
 17 center? Is that a price changer? They're all the same  
 18 thing. Let's just call them electronic changeable  
 19 signs.  
 20 And they are allowed. They're  
 21 multicolored, and they're in use.  
 22 CHAIRWOMAN HIPPI: Okay, thank  
 23 you.  
 24 MR. ASMUS: We would ask the  
 25 Board if there is any other questions, we'd be happy to

Page 74

1 address, but we would still prefer to continue the  
 2 consideration, if you're so inclined, of our  
 3 application as submitted with the record that we've  
 4 created here this evening.  
 5 Our willingness to deal with the  
 6 restrictions, both as we've listed in our Exhibit A, as  
 7 well as further restrictions that you may wish to  
 8 impose regarding just the name itself or the time and  
 9 temperature as we await the City's effort at  
 10 considering updating the sign law.  
 11 VICE-CHAIR HEBERLE: I just have  
 12 one more question.  
 13 So you're wanting this information. What  
 14 information needs to be on the video board, whether  
 15 it's limited or what's it going to change, how are  
 16 things are going to change? I mean, why do you need  
 17 that?  
 18 MR. ASMUS: What information we  
 19 would propose would have been the bank's name, and  
 20 changing as we've submitted in our application with  
 21 time and temporary because the previous -- the  
 22 ordinance talks of the name on this monument sign and  
 23 stock ticker, which we're not into, and time and  
 24 temperature.  
 25 So if we further look at self-imposing

Page 75

1 other restrictions, it seems that the time and  
 2 temperature would be allowed. It's under that current  
 3 ordinance. And so, therefore, our request is the  
 4 technology update, LED technology, as part of the  
 5 variance, and we'll deal with the restriction of time  
 6 and temperature only, or conversely, if it is the  
 7 bank's name sign logo and not the time and temperature.  
 8 That's the one message that's out there  
 9 with this updated technology.  
 10 CHAIRWOMAN HIPPI: Okay.  
 11 Any further questions from the Board?  
 12 (NONE)  
 13 Does the City wish to make a response to  
 14 that?  
 15 CITY ATTORNEY GRAYVILLE: The  
 16 only response I would have is that, you know, I don't  
 17 know who owns this sign. The way I understand it is  
 18 their lease, Saks has reservation for future tenants  
 19 for that bottom portion of the sign.  
 20 I don't know how you could make that  
 21 commitment to do that when Saks obviously, in your  
 22 presentation here and your documents has some  
 23 reservations for future tenants there.  
 24 And I would just point out to you guys,  
 25 you know, self-imposed restrictions sound great, and I

Page 76

1 believe they may have the best interest there, but  
 2 you're going to put it on the staff to enforce  
 3 self-imposed restrictions.  
 4 That makes it very difficult for us to do  
 5 because you're talking about timing the changes, the  
 6 illumination and all those other issues that are there.  
 7 So -- so those are just the two comments I have there.  
 8 It sounds great and I understand that they  
 9 have the best interest in considering this, and I  
 10 understand we got to get on the stick to get this  
 11 ordinance looked at to look at and embrace this  
 12 technology, to see how it deals with our dark skies  
 13 prerogative in the city for the aesthetics for the  
 14 city. But you know, there's a lot of things being said  
 15 that sound good, that quite honestly I think is  
 16 somewhat thinly veiled because their self-imposed  
 17 restrictions are not restrictions that we can impose.  
 18 CHAIRWOMAN HIPPI: Thank you.  
 19 I'd like now, having heard from the  
 20 petitioners and the City, to ask if there is anyone in  
 21 the audience who wishes to present any opposition.  
 22 Sir, out there, one of our Ward members,  
 23 would you like to -- do you have anything you wish to  
 24 say at this time?  
 25 You may come up to the podium and state

CITY OF CHESTERFIELD BOA 12/5/2017

Page 77

1 your name for the record and be sworn in, please.  
2 Thank you, Mr. Asmus. Thank you.  
3 MR. ASMUS: Thank you all.  
4 COUNCILMAN DAN HURT: Thank you  
5 for asking. My name is Dan Hurt, Chesterfield City  
6 Council.  
7 CHAIRWOMAN HIPPI: Yes, sir,  
8 before you speak, will you please raise your right hand  
9 and be sworn in.  
10 COUNCILMAN HURT: I wasn't going  
11 to speak, but if it's helpful, I will.  
12 (Thereupon, the witness was  
13 sworn.)  
14 CHAIRWOMAN HIPPI: Thank you,  
15 sir. Please go ahead.  
16 COUNCILMAN HURT: The things  
17 that were mentioned tonight, and by the way, I sat  
18 where you are on the very first appointed council on  
19 our first real Board of Adjustment. So I understand  
20 what you're dealing with, and that's how I wound up on  
21 the Council.  
22 Based on what was being discussed, I think  
23 our staff does a really good job. I think they  
24 presented what we feel about the situation.  
25 The only thing I think I'd like to add in

Page 78

1 addition to what Mr. Grayville said was, we are aware  
2 of things going on in the urban corridor. Even though  
3 he's alluded to the distressed situation, that distress  
4 situation we were faced in '93 we had to redo the  
5 valley.  
6 And as you can tell, when we redid the  
7 valley, Mr. Steinburg (ph.) worked with us, and those  
8 monument signs went up along the highway are not  
9 lighted, and they were available at the time. But not  
10 to the technology it is today, but at least some of  
11 them were available.  
12 And because of what our constituents felt  
13 we wanted to do, we headed in the direction that you  
14 currently see. We do have to keep updated. I agree  
15 with what they said, and that's why Council is taking a  
16 look at it. But I think you are faced with a similar  
17 situation that's upcoming in which you may see a  
18 distressed situation with malls now, but that's about  
19 to go through a change, just like we did in the valley.  
20 And it's in progress as we speak, and over  
21 the next few years, that will be changed rapidly. And  
22 what you'll see is these type of arguments that you're  
23 dealing with right now will go throughout that urban  
24 corridor.  
25 So what you are making decision on based

Page 79

1 on what you're hearing, we'd like to address as an  
2 ordinance. That's what we're trying to do. What  
3 you're seeing will go a whole middle within all areas  
4 will be a total renovation over the next few years.  
5 And whatever occurs around it will dictate other things  
6 that we'll have to address as we go forward.  
7 So that adds onto what Mr. Grayville said.  
8 You know, he addressed the valley. I'm actually more  
9 concerned about the urban corridor, which at this time  
10 is about to come forward.  
11 And also I'd like to also point out since  
12 the sign gentleman pointed this out, and he talked  
13 about putting a facade over that. The suggest about  
14 the facade was a good suggestion, by the way, is that  
15 would be a better ordinance probably, and they've got  
16 their technology already lined up with the changes.  
17 I believe that is a very good thing, and  
18 as Mr. Grayville pointed out, that can be done probably  
19 without any change.  
20 I would like to go back to the picture of  
21 the Reliance Bank.  
22 MR. BEHRENS: It's the next one.  
23 COUNCILMAN HURT: As you can  
24 tell, that's a static sign above time and temperature.  
25 In this case, time, same concept. So it's a static

Page 80

1 above the time.  
2 So that's what they want to do, obviously  
3 we didn't have a problem with it before. So I just  
4 want to point that out too.  
5 I think -- I think that's probably all I  
6 have to say. I mean, we appreciate the time that you  
7 guys put into the stuff and all that. So thank you for  
8 your consideration.  
9 If you have any questions, I'll be happy  
10 to answer.  
11 CHAIRWOMAN HIPPI: Any of the  
12 Board who have further questions for the witness?  
13 (NONE)  
14 Thank you.  
15 Mr. Grayville, do you have any comments  
16 based on or questions of the witness?  
17 CITY ATTORNEY GRAYVILLE: He is  
18 under oath, correct? No questions relevant to this  
19 hearing to ask him.  
20 CHAIRWOMAN HIPPI: Okay. Thank  
21 you.  
22 And, Mr. Asmus, do you have anything  
23 further you wanted to comment or question him about?  
24 MR. ASMUS: Without the  
25 tongue-in-cheek comment, no. Thank you, sir.

CITY OF CHESTERFIELD BOA 12/5/2017

Page 81

1 CHAIRWOMAN HIPPI: Thank you.  
2 COUNCILMAN HURT: Thank you all  
3 for your time.  
4 CHAIRWOMAN HIPPI: Thank you,  
5 sir. We appreciate that.  
6 This Board, having exhausted all the  
7 commentary from those present today to present, we are  
8 going to begin our deliberation process unless there's  
9 further questions for any of the Board members.  
10 Could we turn the lights back on so I can  
11 see my script.  
12 Are we ready for deliberation?  
13 The Chair would entertain a motion at this  
14 time.  
15 MEMBER RADER: (Inaudible)  
16 MS. REPORTER: Excuse me. Do  
17 you want this on the record, because I cannot hear her?  
18 CHAIRWOMAN HIPPI: You know, I  
19 don't believe we want that on the record.  
20 MS. REPORTER: Okay. So am I  
21 finished then?  
22 CHAIRWOMAN HIPPI: Mr. Grayville,  
23 should the deliberation be on the record? I think not.  
24 CITY ATTORNEY GRAYVILLE: It  
25 probably should be on the record.

Page 82

1 CHAIRWOMAN HIPPI: Okay.  
2 CITY ATTORNEY GRAYVILLE: Yeah.  
3 CHAIRWOMAN HIPPI: All right.  
4 Then --  
5 CITY ATTORNEY GRAYVILLE: Sorry.  
6 CHAIRWOMAN HIPPI: That's okay.  
7 We want to clarify that, and we'll have you ask that  
8 again and with your microphone closer so the court  
9 reporter can hear.  
10 MEMBER RADER: I was just saying  
11 that I have pass the Decor sign everyday, and they have  
12 gone beyond their self-limitations in color, in  
13 movement, and --  
14 CHAIRWOMAN HIPPI: And I think  
15 they flash.  
16 MEMBER RADER: They flash, and  
17 it constantly is -- it is definitely a distraction.  
18 CHAIRWOMAN HIPPI: I think it was  
19 pointed out the Parkway Central High School there is a  
20 that big sign --  
21 (INAUDIBLE)  
22 It certainly flashes and moves and  
23 everything, and I realize it's not the same situation  
24 and I realize it's a different jurisdiction, but to add  
25 to the distraction, we see it when we go by it.

Page 83

1 MEMBER RADER: Well, I guess my  
2 concern is the self-imposed restrictions. You said  
3 that Decor agreed to those, and unless somebody is  
4 sitting there watching it everyday, I don't think that  
5 we can depend on it.  
6 CHAIRWOMAN HIPPI: Any further,  
7 Mr. Schwalbe?  
8 MEMBER SCHWALBE: Yeah. I've  
9 kind of got to go along with the lawyer here. I can  
10 remember some sign things. Before the Planning Board  
11 took over, it was assigned to this Board, and we were  
12 pretty stretched. We carried out the City of  
13 Chesterfield's ordinance. That's the reason for my  
14 questions. I didn't know if this was a City of  
15 Chesterfield ordinance or something else.  
16 I'm going to tell you I'm going to vote no  
17 for the variance, and I really hate to do that, but I  
18 guess I got to respect the ordinance of the City of  
19 Chesterfield at this point, and say no.  
20 Now, I think there's some good ideas that  
21 came forward here, and I do encourage Dan and all the  
22 rest of the Council members to address this in the  
23 future. But I think it is truly a responsibility not  
24 of this Board any longer since it took the sign away  
25 from us many years ago and the signage problem they had

Page 84

1 at that time and gave it to the Planning Board.  
2 And so I think they acted responsibly, you  
3 know, just sitting here and listening to some meetings.  
4 And so I think we should vote negative is my view, and  
5 allow them to work this out over the next year or two.  
6 I know this doesn't help their six --  
7 their two or three weeks sign, but we do need to have a  
8 motion made here, --  
9 CHAIRWOMAN HIPPI: Yes, we do.  
10 MEMBER SCHWALBE: -- to approve  
11 it or not approve it or approve it with -- and we've  
12 done this many times before -- with restrictions that  
13 this Board sets. And we have not set a precedent.  
14 We've been told -- I've been told I don't  
15 know how many times, that you're not setting a  
16 precedent, because I was fearful I was on this Board  
17 not since day one.  
18 So I --  
19 CHAIRWOMAN HIPPI: Yeah, I ask  
20 the members of the Board, just the deliberation  
21 process.  
22 What hardship do you find that they have  
23 met the burden of proving, the financial --  
24 MEMBER SCHWALBE: Yeah.  
25 CHAIRWOMAN HIPPI: -- or the

CITY OF CHESTERFIELD BOA 12/5/2017

Page 85

1 ability of using this technology?  
 2 MEMBER SCHWALBE: I think there  
 3 is -- there is a slight hardship in the fact that they  
 4 would have to spend a little extra money or to come  
 5 back and to redo that sign out there. It's a slight  
 6 hardship in that.  
 7 CHAIRWOMAN HIPP: Other than the  
 8 financial hardship of redoing the sign, what other  
 9 hardship has been demonstrated in this process -- in  
 10 this petition?  
 11 MEMBER SCHWALBE: Well, even  
 12 though I don't think it's a good idea personally to  
 13 have any type of sign like that at that exit from  
 14 Highway 40, because I think it's -- personally I think  
 15 that that's a dangerous and hazardous situation at that  
 16 particular location.  
 17 That aside, and I really think that way,  
 18 that -- I think that they wanted to get their name out  
 19 there in public. And so the way to do it is to be  
 20 flashy, and so I think they got the stance as far as  
 21 hardship. But you know, I think it's beyond this  
 22 Board's purview to say that to give them the permission  
 23 to go put that in at this point in time as members of  
 24 the -- as a citizen of the City of Chesterfield.  
 25 CHAIRWOMAN HIPP: Yes, sir.

Page 86

1 MEMBER KRAVETZ: I agree with Mr.  
 2 Schwalbe, and I will not use the word flashy. I think  
 3 if they put their name up there, it will be done  
 4 tastefully. Is what we hope, and I think they need --  
 5 I allow them to keep up with their competitors, whether  
 6 they be in the City of Chesterfield or any of the  
 7 surrounding areas we will allow this type of signage.  
 8 Respectfully, I have to vote no because of  
 9 the Code. I mean, we really have to choice.  
 10 CHAIRWOMAN HIPP: Okay.  
 11 At this point, I would ask for a member of  
 12 the Chair to put a motion before us members of the  
 13 Board here regarding the -- so a motion to consider or  
 14 vote.  
 15 MEMBER SCHWALBE: You want to --  
 16 I make a motion that we do not approve the request for  
 17 variance for this sign located at 500 Chesterfield  
 18 Center, Midwest BankCentre.  
 19 CHAIRWOMAN HIPP: Is there a  
 20 second to the motion?  
 21 MEMBER KRAVETZ: Second.  
 22 CHAIRWOMAN HIPP: Okay.  
 23 At this point, I would like to call the  
 24 voted.  
 25 Kathy, would you call the -- Ms. Reiter?

Page 87

1 MS. REITER: Yes.  
 2 Katherine Hipp?  
 3 CHAIRWOMAN HIPP: I vote yes to  
 4 deny the application for the variance.  
 5 MS. REITER: Melissa Heberle?  
 6 VICE-CHAIR HEBERLE: Yes to  
 7 deny.  
 8 MS. REITER: Leon Kravetz?  
 9 MEMBER KRAVETZ: I vote yes.  
 10 MS. REITER: Jeannie Rader?  
 11 MEMBER RADER: I vote yes to  
 12 deny.  
 13 MS. REITER: And, Gerald  
 14 Schwalbe?  
 15 MEMBER SCHWALBE: I vote yes to  
 16 deny the request.  
 17 CHAIRWOMAN HIPP: I would note  
 18 the presentation was quite excellent. I think you were  
 19 very well prepared, and you did a very excellent job.  
 20 You have a tough, probably insurmountable,  
 21 situation, and I think you've done a very excellent  
 22 job, and we appreciate your work with the City on a  
 23 very positive basis for any future changes you may  
 24 make.  
 25 But at this point, the petition is

Page 88

1 denied.  
 2 MR. ASMUS: Thank you.  
 3 MEMBER KRAVETZ: Move to  
 4 adjourn.  
 5 CHAIRWOMAN HIPP: The record is  
 6 closed, and we are adjourned.  
 7 (Thereupon, the proceedings  
 8 concluded at 7:39 p.m.)  
 9 o8o  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CERTIFICATE OF REPORTER  
I, PATSY A. HERTWECK, Professional Court  
Reporter and Notary Public within and for the State of  
Missouri, before whom the foregoing proceeding was  
taken, do hereby swear that: the aforementioned was  
held at the time and in the place previously described;  
the proceedings were taken down in stenographic notes  
by me and transcribed by me, or under my supervision,  
to best of my ability; and that the aforementioned  
represents a true and accurate transcript of said  
proceedings.

IN WITNESS WHEREOF, I have hereunto set  
my hand.

\_\_\_\_\_  
Patsy A. Hertweck, Court Reporter  
Notary Public, State of Missouri

My Commission Expires:  
August 26, 2018

CITY OF CHESTERFIELD BOA 12/5/2017

<p><b>A</b></p> <p><b>abide</b> 42:11</p> <p><b>ability</b> 43:14 44:18 48:13,15 61:1 70:24 85:1 89:9</p> <p><b>able</b> 36:4,19 38:10 43:12 55:23 58:7 61:13,18 63:5</p> <p><b>absolutely</b> 52:9</p> <p><b>accept</b> 29:22</p> <p><b>accomplish</b> 40:7</p> <p><b>accurate</b> 89:10</p> <p><b>accurately</b> 40:11</p> <p><b>acres</b> 13:25</p> <p><b>act</b> 8:10 47:24</p> <p><b>acted</b> 84:2</p> <p><b>action</b> 9:2 62:25</p> <p><b>activities</b> 63:21</p> <p><b>add</b> 47:13 63:6 77:25 82:24</p> <p><b>adding</b> 58:21</p> <p><b>addition</b> 78:1</p> <p><b>additional</b> 52:9 54:7</p> <p><b>address</b> 27:1 30:10 45:8 74:1 79:1,6 83:22</p> <p><b>addressed</b> 55:5 79:8</p> <p><b>addressing</b> 52:14</p> <p><b>adds</b> 79:7</p> <p><b>adhere</b> 49:7</p> <p><b>adhered</b> 45:5</p> <p><b>adjourn</b> 88:4</p> <p><b>adjourned</b> 88:6</p> <p><b>Adjournment</b> 2:20</p> <p><b>Adjustment</b> 1:2 4:2 5:4,7,10 9:20 10:22</p>	<p>11:18,23 13:7 17:4,15,19 18:3 18:7,24 22:13 29:13 45:9 66:13 67:3,6 77:19</p> <p><b>Adjustment's</b> 17:7</p> <p><b>Administrative</b> 4:10</p> <p><b>admission</b> 9:12</p> <p><b>admitted</b> 11:5,8</p> <p><b>adopted</b> 22:15 28:12</p> <p><b>advancing</b> 63:25</p> <p><b>advantage</b> 49:25 66:19</p> <p><b>adversarial</b> 54:15 68:20</p> <p><b>advised</b> 8:14</p> <p><b>aesthetics</b> 46:5 76:13</p> <p><b>affidavit</b> 3:6 7:25 9:22,24 9:25</p> <p><b>affirm</b> 15:19</p> <p><b>affixed</b> 21:8</p> <p><b>foremention ...</b> 89:5,9</p> <p><b>age</b> 12:5 35:5</p> <p><b>agenda</b> 9:4 60:19</p> <p><b>aggregative</b> 48:6</p> <p><b>ago</b> 30:17 33:22 55:17 55:22 65:11 69:2 83:25</p> <p><b>agree</b> 49:12,14 54:4 60:16 62:23 66:8 78:14 86:1</p> <p><b>agreed</b> 83:3</p> <p><b>agreeing</b> 57:14</p> <p><b>ahead</b> 44:3 77:15</p>	<p><b>Alaris</b> 1:25 4:15</p> <p><b>albeit</b> 65:17</p> <p><b>alleged</b> 65:11</p> <p><b>allow</b> 5:10 15:7 20:6 23:7,8 31:12,14 32:4 37:17 41:2 42:5 49:14 51:4,21 52:16 54:6 55:19 57:11 59:8 71:17 72:5,11 72:12 84:5 86:5,7</p> <p><b>allowance</b> 69:5</p> <p><b>allowed</b> 14:20 15:10 20:8 28:14,15,20 29:7 34:23 35:24 43:13 51:4 56:11 59:10 65:9,19 65:20 73:20 75:2</p> <p><b>allows</b> 14:18 15:18 35:20 37:10 42:9</p> <p><b>alluded</b> 78:3</p> <p><b>alpha</b> 37:1</p> <p><b>alphabet</b> 35:23</p> <p><b>alphabetic</b> 35:22</p> <p><b>amend</b> 62:8</p> <p><b>amended</b> 62:14</p> <p><b>amendment</b> 61:24 62:12</p> <p><b>analysis</b> 41:23</p> <p><b>angle</b> 21:6</p> <p><b>answer</b> 58:14 80:10</p> <p><b>answered</b> 47:10</p> <p><b>anticipate</b> 57:10 57:15</p> <p><b>anticipated</b> 59:24</p> <p><b>antiquated</b> 34:25</p>	<p><b>anybody</b> 26:5</p> <p><b>apologize</b> 9:8</p> <p><b>appeal</b> 7:21 9:1 11:23 13:7 17:1 17:14,17,20 18:3 53:4</p> <p><b>appears</b> 63:24</p> <p><b>applaud</b> 64:17</p> <p><b>applicant</b> 16:23 27:4 30:20 40:18 41:9 50:15 54:21</p> <p><b>applicant's</b> 30:23</p> <p><b>applicants</b> 53:5</p> <p><b>application</b> 3:8 10:7 17:3,4 19:2 25:17,19 26:16 30:21 31:8 32:6,8,13 45:21 55:2 62:24 71:21 73:4 74:3,20 87:4</p> <p><b>application's</b> 40:20</p> <p><b>applications</b> 66:14,15</p> <p><b>apply</b> 61:11</p> <p><b>appointed</b> 77:18</p> <p><b>appreciate</b> 41:5 43:4 53:18 57:15 64:12 80:6 81:5 87:22</p> <p><b>appreciated</b> 42:2</p> <p><b>apprehensions</b> 48:22</p> <p><b>approach</b> 11:15</p> <p><b>appropriate</b> 73:4,13</p> <p><b>appropriately</b> 73:7</p> <p><b>approval</b> 2:5 3:12 6:21 7:22 14:2,23 15:6,7</p> <p>17:2 20:6 23:4 23:7 65:8</p> <p><b>approvals</b> 32:15 43:22</p> <p><b>approve</b> 6:25 7:15 8:23 14:7 42:14 58:24 84:10,11,11 86:16</p> <p><b>approved</b> 7:16 14:19 16:1,4 22:8,13 23:5 32:5 40:15 41:9 42:3,24 55:6 61:2 65:16 66:2 68:14 73:6</p> <p><b>approving</b> 10:16</p> <p><b>Approximately</b> 12:18</p> <p><b>April</b> 26:15</p> <p><b>area</b> 19:14 38:2 38:14</p> <p><b>areas</b> 79:3 86:7</p> <p><b>argue</b> 54:14 68:18</p> <p><b>argument</b> 56:16 56:21 67:8,8,9</p> <p><b>arguments</b> 78:22</p> <p><b>Arnold</b> 33:5,5</p> <p><b>Article</b> 16:16</p> <p><b>Arts</b> 13:2</p> <p><b>aside</b> 85:17</p> <p><b>asked</b> 8:4</p> <p><b>asking</b> 11:16 31:20 33:24 35:9 36:25 37:4,6,11 38:7 45:10 64:15,18 65:8 77:5</p> <p><b>Asmus</b> 2:14 26:8,11,21,24 26:25 30:7,9 30:14 40:5 43:7 46:13 50:10 53:17</p>
---	--	---	---



CITY OF CHESTERFIELD BOA 12/5/2017

53:22 54:1,3 60:15,22,25 62:5,20 64:2 64:20 65:2 67:24 69:24 70:5,8,11 73:24 74:18 77:2,3 80:22 80:24 88:2 <b>assigned</b> 83:11 <b>assistant</b> 6:17 <b>attached</b> 3:17 <b>attendance</b> 5:17 <b>attorney</b> 4:9 5:20 9:8 11:12 22:2 25:25 27:3 28:10,17 29:2,10,20 44:12,16,22 44:25 46:18 46:22 47:3,6 47:14,18,23 48:2 52:2,6 52:12,19,24 56:13 59:12,18 60:3,7,24 61:7 61:21 62:9 66:17 69:8 70:13,16,20 71:2 75:15 80:17 81:24 82:2,5 <b>attorneys</b> 60:23 <b>audience</b> 76:21 <b>August</b> 89:21 <b>authority</b> 24:5 <b>available</b> 18:21 35:6 68:6 78:9,11 <b>Avenue</b> 30:11 <b>await</b> 74:9 <b>aware</b> 24:25 25:9 36:1 69:9,9 78:1	<b>B</b> 2:6 3:1 <b>B.A</b> 2:7 7:18 9:5 9:7 13:5 <b>Bachelor</b> 13:2 <b>back</b> 30:15 31:11 37:25 41:5,19 51:25 56:5 61:23 62:15 63:2 64:10 65:10 67:11 79:20 81:10 85:5 <b>background</b> 13:1,9 36:20 <b>backlit</b> 13:22 <b>balancing</b> 47:24 <b>ban</b> 28:12 <b>bank</b> 7:19,23 30:25 34:10 36:12 42:17 49:3,4,19 54:4 54:12 55:8 61:3 65:17 70:14 79:21 <b>bank's</b> 26:5 58:16 61:14 68:10 74:19 75:7 <b>BankCentre</b> 2:8 7:23 13:6,23 14:4 25:6 27:4 30:20 39:8,11 48:7 50:5,6 67:10 71:21 72:7,19 86:18 <b>BankCentre's</b> 68:19 <b>bare</b> 43:8 <b>bargain</b> 50:25 <b>base</b> 19:7 <b>based</b> 19:2 50:19 52:25 77:22 78:25 80:16 <b>basic</b> 57:7 64:10	<b>basically</b> 10:20 11:14 29:5 38:1 38:10 46:25 59:14 62:11 <b>basis</b> 68:16 87:23 <b>behalf</b> 12:5 <b>Behrens</b> 2:15 31:4,5 32:20 32:23 33:3,4 33:12,14 35:18 36:24 37:9,16 38:3,7,12,17 38:20,24 39:3 39:6,10,16,23 55:15 56:10 57:3,22 58:5 58:11,14 59:5 69:17,21 70:18 70:22 72:25 79:22 <b>Behrens'</b> 61:14 <b>believe</b> 9:11 16:16 21:16 23:19 25:12 27:25 32:1,10 33:21 36:5 49:6 54:24 76:1 79:17 81:19 <b>beneficial</b> 43:1 <b>benefit</b> 50:14 53:7 <b>best</b> 49:2,6 68:11 76:1,9 89:9 <b>bestow</b> 19:16 66:19 <b>better</b> 32:17 51:18 67:12 79:15 <b>beyond</b> 37:4,7 37:15 42:8 43:24 64:18 82:12 85:21 <b>big</b> 34:4 53:1 54:16 63:1	82:20 <b>bigger</b> 49:7 68:7 <b>Bill</b> 31:4 32:19 32:23 33:4 <b>bit</b> 11:13 35:4 41:6 45:11,12 45:12 55:2 <b>blank</b> 21:17 <b>blanket</b> 61:10 <b>blink</b> 31:18 <b>blinking</b> 32:11 56:3 <b>blunt</b> 65:5 <b>board</b> 1:2,3 2:12 4:2 5:4,6,10,11 5:18 7:18 8:8 8:20,25 9:20 10:22 11:2,18 11:23 13:7 16:21 17:4,6,15 17:16,18 18:3,7 18:24 22:13 23:16,17 24:23 27:7,10 27:12 29:13 30:9 34:23 35:13,16 36:14 40:12 42:25 45:9,20 47:13 49:18 51:25 52:18,22 53:10,16,19 54:10 55:25 56:6 57:9 59:15 60:17 61:4,16 62:22 63:15,21 64:19 66:13 67:3,5 67:13 68:16 70:14,17 71:4 71:12,12,24 72:17 73:16,25 74:14 75:11 77:19 80:12 81:6,9 83:10,11 83:24 84:1,13	84:16,20 86:13 <b>Board's</b> 9:3 42:7 65:8 85:22 <b>boards</b> 45:16,17 45:18 48:16 51:2,3,4,17,21 53:6 63:14 69:6 <b>body</b> 50:18 <b>bottom</b> 38:14 75:19 <b>box</b> 58:17 <b>bragging</b> 41:17 <b>break</b> 9:17 <b>brightly</b> 19:12 <b>bring</b> 13:5 29:18 43:14,23 57:16 61:14 <b>brokerage</b> 43:2 <b>brought</b> 24:9 54:22 <b>bucket</b> 35:3 <b>building</b> 25:2,5 26:13 42:4 43:5 46:16 48:23 54:22 55:24 <b>built</b> 42:10 <b>bully</b> 41:24 <b>burden</b> 19:4 51:13 84:23 <b>business</b> 6:21 7:17 21:21 25:1 40:16 43:2 52:11,13,15 63:8 67:15 72:4 <b>businesses</b> 48:9 63:15,18 64:5 72:5 <b>button</b> 35:7 36:4 <b>buys</b> 49:3
<b>B</b>				<b>C</b>

CITY OF CHESTERFIELD BOA 12/5/2017

C 1:24 2:6 4:1,16 5:1 12:7 27:9 CA 13:14 call 2:4,4 5:6 7:3 29:24 38:16 59:9 70:19 73:18 86:23,25 called 8:3 15:13 16:8,21 21:21 40:10 71:13 calling 40:14 calls 16:15 capabilities 51:3,5 capability 58:10 63:24 car 71:17 care 67:17 carried 83:12 carry 67:11 carrying 17:25 case 21:7 73:2 79:25 catch 69:6 cen- 41:4 center 7:19,24 9:5 13:6 14:5 14:14 16:3 21:14 22:16,21 23:1,2 27:14 31:1,25 32:16 34:8 39:12 41:3 43:23 54:7,16 56:7 57:9 59:4 63:21 65:13 69:10 73:17 86:18 Center/Midw ... 2:7 centers 16:10 22:24 42:15 43:21 55:19 56:11 58:24 Central 23:21 27:2 30:10	44:10 82:19 Centre 7:19,22 century 41:4 certain 31:25 certainly 33:3 63:9 68:1 82:22 Certificate 2:21 89:1 cetera 32:11 Chair 5:9 6:22 7:25 10:18,23 11:17 26:8 30:8 53:18 81:13 86:12 Chairwoman 4:3 5:3,17,22 6:1,9,12,15 7:2 7:5,14 10:25 20:13,16,22 20:25 21:9 26:4,10,19 27:6 29:16 30:1 32:25 33:6 35:10 36:22 37:3,14 37:19,22 40:1 44:3 46:9 53:20,24 55:13 56:8,19 57:6,25 58:9 58:13 63:6 64:3,22 66:10 67:22 69:3,19 69:22 70:1,15 72:22 73:22 75:10 76:18 77:7,14 80:11 80:20 81:1,4 81:18,22 82:1 82:3,6,14,18 83:6 84:9,19 84:25 85:7,25 86:10,19,22 87:3,17 88:5 chamber 30:16 CHAMBERS 1:3	change 19:11,22 34:21 35:4,17 38:15 39:14,16 40:4 49:24 51:8 55:23 56:20 57:14 57:20 59:25 64:15 72:10,13 74:15,16 78:19 79:19 changeable 34:23 38:1 73:18 changed 24:18 27:17 38:5 49:16 56:11 63:25 72:9 78:21 changer 70:25 73:17 changers 73:5 changes 10:12 10:13 23:9 28:8 49:23 50:8 76:5 79:16 87:23 changing 24:11 24:24 52:15 56:18,25 58:3 58:7,11 74:20 Chapter 10:3 16:25 17:13,22 character 18:16 19:11 characterizati ... 15:23 characterize 15:21 chase 43:25 cheaters 31:13 check 47:10 Chesterfield 1:1 1:4,5 2:7 5:7 7:19,24 9:5,15 9:16 12:14,16 12:21 13:6,17 24:8,14,18	25:2 31:1 32:16 34:24 44:6 46:24 47:7,7,8 51:19 54:21 63:8 73:10 77:5 83:15,19 85:24 86:6,17 Chesterfield's 13:20 46:15 83:13 choice 86:9 choose 10:11 chose 73:3 Chris 4:9 60:22 Circuit 9:2 circumferences 48:4 citizen 40:25 54:21 85:24 citizens 49:2 67:13 72:10 city 1:1,3 2:9 3:3 3:4,16 4:9,14 5:7,19,20 6:6 9:8,15,16 11:8 11:12 12:6,14,16 12:21 13:12,16 13:20 15:17,19 16:5,21 17:23 19:1,14,18 21:13 21:20 22:2,23 24:3,5,8,14,18 25:4,12,25 28:10,12,17 29:2,10,18,20 29:23 30:18 31:22,24 32:4 32:16 33:18 34:17 35:19 40:15,25 41:12 42:3,14 43:1 43:22 44:12 44:16,22 45:4 46:4,18,22,24 47:3,6,14,18 47:20,23 48:2	48:20 50:8 51:1 52:2,6,11 52:12,19,24 53:25 54:11 55:18 56:13 59:12,18,25 60:3,7,24 61:7 61:21 62:9 65:11 66:17 68:1,20,25 69:1,8 70:13 70:16,20 71:2 75:13,15 76:13 76:14,20 77:5 80:17 81:24 82:2,5 83:12 83:14,18 85:24 86:6 87:22 City's 11:24 14:9 14:23 58:20 74:9 citywide 49:8 claiming 9:24 clarification 26:17 clarify 31:9 82:7 clarity 47:11 classified 16:11 Clayton 27:2 30:11 54:19 clean 35:8 clear 42:18 67:16 client 40:18 72:17 closed 88:6 closer 82:8 code 9:16 14:10 14:25 16:1,2,15 16:17,25 17:7,8 17:13,16,20,23 20:8,17,21 21:1 22:8,12,18 28:15 29:8 45:18 46:2,16 46:19 49:23
---	---	---	--	---

CITY OF CHESTERFIELD BOA 12/5/2017

49:24 52:15 56:9,10 71:15 72:11 86:9 <b>Code's</b> 15:9 <b>cold</b> 51:9 <b>colleagues</b> 30:16 <b>color</b> 69:12,13 69:15 71:1,5,7 82:12 <b>colors</b> 73:6 <b>come</b> 8:4 25:7 25:18 33:16 34:19 50:8 51:19,25 53:5 56:16 68:20 72:6,16 76:25 79:10 85:4 <b>comes</b> 48:24 <b>coming</b> 49:3 60:18 67:5 <b>Commencing</b> 1:14 <b>comment</b> 46:7 51:11 56:14 80:23,25 <b>commentary</b> 81:7 <b>comments</b> 41:13 54:9 55:3 76:7 80:15 <b>commercial</b> 13:14 19:10 <b>Commission</b> 7:21 14:6,12,17 15:12,18,20,22 16:22 17:15 20:5 21:12 23:6 24:9 28:23 31:11 41:20 42:5 50:9 61:22,23 61:25 62:15 65:4 68:24 71:9,11,16 89:20 <b>Commission's</b>	16:24 17:1 18:20 <b>commissioner</b> 30:17 <b>commitment</b> 75:21 <b>commitments</b> 46:4 <b>communities</b> 53:11 <b>community</b> 32:1 45:4 46:5 <b>Company</b> 31:5 32:20 33:4 <b>comparable</b> 20:8 <b>comparison</b> 44:24 <b>compelling</b> 67:2 <b>competitive</b> 48:9 <b>competitors</b> 86:5 <b>complaint</b> 24:17 24:20 <b>complaints</b> 24:13,21 <b>completely</b> 64:21 <b>compliance</b> 32:17 <b>complicated</b> 36:21 <b>comply</b> 14:9 <b>component</b> 13:22 57:8 <b>components</b> 16:2 <b>compromise</b> 61:5 63:5 <b>computer</b> 70:23 <b>concept</b> 24:10 62:1 79:25 <b>concern</b> 19:15 71:24 72:20	83:2 <b>concerned</b> 79:9 <b>concerns</b> 31:10 32:10 <b>concluded</b> 88:8 <b>Conclusions</b> 3:10,12 10:10 10:16 <b>condition</b> 15:5,7 63:2 <b>configuration</b> 18:10 <b>conform</b> 57:20 63:15 <b>confused</b> 39:15 <b>confusing</b> 41:6 <b>confusion</b> 42:22 <b>conservative</b> 63:12 <b>consider</b> 37:6 41:15 43:22 45:10 50:1 59:13,21 60:9 60:9,13 66:14 86:13 <b>consideration</b> 10:12 17:11,19 18:25 29:14 30:22 42:8 52:8 74:2 80:8 <b>considerations</b> 45:2 <b>considered</b> 8:15 28:18 59:20 <b>considering</b> 18:3 66:13 74:10 76:9 <b>consistent</b> 14:22 32:3,15 34:14 65:22 <b>constantly</b> 82:17 <b>constituents</b> 78:12	<b>constitute</b> 16:2 <b>constrained</b> 72:1 <b>construct</b> 15:23 28:21 48:10 51:1 60:6 <b>constructed</b> 13:20 16:1 45:19 46:1 62:11 <b>constructing</b> 59:14 <b>construction</b> 15:10 16:4,13 23:16 28:19 29:7,12 <b>consult</b> 50:11 <b>contested</b> 11:14 <b>continue</b> 7:17 74:1 <b>contractor</b> 51:25 <b>controlled</b> 57:4 <b>convenience</b> 51:10,22 <b>conversely</b> 75:6 <b>convert</b> 14:4,13 <b>copy</b> 9:25 <b>cornerstone</b> 68:1 <b>corporate</b> 40:25 49:2 54:21 <b>correct</b> 15:3 21:14,15 22:17 23:17,21 24:14 25:4,15,22 28:16 29:9 35:19 36:24 37:8,8,15 38:2 38:3,6 40:4 44:6,7,7,11,13 80:18 <b>corrected</b> 10:18 10:19,20 <b>correctly</b> 52:22	58:6 <b>corridor</b> 78:2 78:24 79:9 <b>cosmetically</b> 63:24 <b>council</b> 4:14 5:21,22 15:13 15:17,19 16:21 28:12 41:13,14 47:20 50:8 51:1 59:25 68:25 77:6,18 77:21 78:15 83:22 <b>Councilman</b> 5:24,24 77:4 77:10,16 79:23 81:2 <b>counsel</b> 4:8 9:9 10:17 11:22 27:3 30:20 50:11 53:24 68:24 <b>County</b> 9:2 13:15 47:2 <b>course</b> 43:22 <b>court</b> 6:19 9:2 33:7 82:8 89:2,17 <b>cover</b> 59:10 <b>create</b> 19:16,20 53:4 66:20 66:22 72:15 <b>created</b> 68:4 74:4 <b>creates</b> 53:13,13 <b>Creek</b> 68:10 <b>criteria</b> 17:8,18 18:5 19:22 21:7 50:16 66:18 <b>cross</b> 45:7 <b>cross-examin ...</b> 11:21 <b>current</b> 22:8,11 22:11 31:17 32:2,17 36:17
---	--	--	---	--

CITY OF CHESTERFIELD BOA 12/5/2017

42:9 64:4 75:2 <b>currently</b> 13:18 19:13,18 34:1 35:15 47:12 48:12 63:16 78:14 <b>cut</b> 43:25 69:24	<b>decisions</b> 15:18 <b>Decor</b> 21:21,22 22:1,2,4,7 27:12 28:1 67:9 68:11 69:7 82:11 83:3 <b>define</b> 55:14,15 <b>defined</b> 55:16 <b>definitely</b> 82:17 <b>delays</b> 58:18 <b>deliberation</b> 2:17 81:8,12 81:23 84:20 <b>demonstrated</b> 85:9 <b>DENIAL</b> 3:10 <b>denied</b> 67:12 88:1 <b>deny</b> 20:2 87:4 87:7,12,16 <b>denying</b> 10:10 <b>department</b> 12:22 24:12,19 35:15 41:15,21 63:3 <b>depend</b> 83:5 <b>deprived</b> 20:7 <b>describe</b> 13:21 23:3 <b>described</b> 89:6 <b>DESCRIPTION</b> 3:2 <b>designation</b> 13:15 <b>determination</b> 15:20 24:4 <b>developed</b> 47:8 <b>development</b> 14:10 15:9 19:10 22:18 46:19,20,24 <b>dialogue</b> 63:7 <b>dictate</b> 79:5 <b>difference</b> 35:13 58:20 59:2	<b>different</b> 38:9 39:9 54:7 65:12 73:6,11 82:24 <b>differently</b> 11:13 33:17 <b>difficult</b> 19:22 55:2 76:4 <b>difficulty</b> 8:6,12 17:24 18:17 19:5 <b>digest</b> 53:10 <b>dimension</b> 21:1 <b>dimensional</b> 23:8 <b>dimensions</b> 15:11 20:18 <b>direct</b> 63:2 <b>directed</b> 72:1 <b>direction</b> 61:16 78:13 <b>disagree</b> 73:1 <b>disagreed</b> 68:2 <b>discourage</b> 63:10 <b>discussed</b> 11:17 77:22 <b>discussion</b> 2:16 61:25 71:9 <b>display</b> 31:15,17 33:22 34:1,2,8 35:21,22,23 36:9,13 39:12 40:20 45:17 68:9 70:21 73:3,7 <b>displayed</b> 51:7 <b>displaying</b> 42:19 <b>displays</b> 36:3 37:10 <b>distant</b> 41:12 <b>distill</b> 57:7 <b>distracting</b> 42:19 <b>distraction</b> 27:19 54:17	82:17,25 <b>distractions</b> 32:10 <b>distress</b> 78:3 <b>distressed</b> 54:23 78:3,18 <b>district</b> 13:14 24:4 44:11,13 44:19 65:12 <b>documents</b> 75:22 <b>doing</b> 33:18 61:9 62:1 63:22 64:23 <b>door</b> 59:2 <b>Dow</b> 33:22 34:2,11 <b>draft</b> 3:9 10:9 68:23 <b>drawing</b> 21:17 34:4 <b>drive</b> 43:3 <b>drivers</b> 65:14 <b>driving</b> 54:18 58:19 <b>dropping</b> 55:9	<b>effectively</b> 16:22 <b>efficient</b> 64:8 <b>effort</b> 41:22 74:9 <b>eight</b> 23:14 <b>either</b> 15:13 56:12 <b>electronic</b> 14:5 16:2,10 21:14 21:23 22:16 22:20,21,23 23:1 24:22 31:25 32:15 33:25 34:8 41:3 43:23 50:4 54:7 56:6 57:9 63:13,14,21 73:3,16,18 <b>electronically</b> 37:10 57:4 <b>electronics</b> 14:13 34:13,14 35:21,25 <b>Eleventh</b> 4:17 <b>embrace</b> 45:1 76:11 <b>emphasizing</b> 65:9 <b>employed</b> 12:12 12:13 <b>encourage</b> 83:21 <b>enforce</b> 76:2 <b>enjoyed</b> 63:18 <b>entertain</b> 6:23 81:13 <b>entitle</b> 8:13 <b>enumerated</b> 69:4 <b>essences</b> 33:24 <b>essentially</b> 18:16 23:7,9 25:14,15 28:19 46:23 57:23 66:21
<hr/> <b>D</b> <hr/>				
<b>D</b> 2:2 5:1 12:7 <b>dais</b> 8:2 9:17 10:1 <b>Dan</b> 4:14 5:21 5:24 45:5 77:4,5 83:21 <b>dangerous</b> 85:15 <b>dark</b> 76:12 <b>dark-sky</b> 45:4 <b>dates</b> 13:11 <b>Dave</b> 32:24 <b>David</b> 26:24 30:9,24 <b>day</b> 35:3,3,5 55:4 84:17 <b>days</b> 9:3 62:21 <b>deal</b> 40:19 63:5 65:18 74:5 75:5 <b>dealing</b> 77:20 78:23 <b>deals</b> 40:20 76:12 <b>debate</b> 54:25 <b>December</b> 1:13 5:2,8 <b>decide</b> 58:24 70:18 <b>decision</b> 7:21 8:20,25 9:3 16:22,24 17:1 17:14 18:20 20:1,4,12 47:13 50:24 50:25 52:16 78:25				
			<hr/> <b>E</b> <hr/>	
			<b>E</b> 2:2,6 3:1 4:1,1 5:1,1 12:7,7 27:9 30:13,13 30:13,13 <b>easier</b> 38:21 43:6,8 <b>east</b> 27:24 <b>economic</b> 54:25 58:1 <b>economical</b> 49:25 <b>Edison</b> 54:11 68:8 <b>education</b> 12:25 <b>educational</b> 13:1 <b>effect</b> 18:19 22:9,12 48:5 48:6 56:9	

CITY OF CHESTERFIELD BOA 12/5/2017

<p>establishing 19:4  <b>et</b> 32:11  <b>evening</b> 7:18              8:10,21 30:8              30:24 40:7              66:3,9 74:4  <b>evenings</b> 30:17  <b>everyday</b> 82:11              83:4  <b>evidence</b> 11:5,6  <b>evolution</b> 40:2  <b>exact</b> 56:17  <b>exactly</b> 21:4              57:3 71:14  <b>examined</b> 12:5  <b>example</b> 56:15  <b>exceeds</b> 20:8              20:17 21:1  <b>excellent</b> 63:9              87:18,19,21  <b>excludes</b> 16:2  <b>Excuse</b> 26:20              81:16  <b>excused</b> 30:5  <b>executive</b> 6:17  <b>exhausted</b> 81:6  <b>exhibit</b> 3:4,5,6              3:7,8,9,11,14              9:14,19,19,22              10:11,15 11:9              17:5 32:6,12              40:20 43:18              74:6  <b>exhibits</b> 3:16 8:1              9:6,10 11:1,5              29:22  <b>existence</b> 18:11  <b>existing</b> 14:4,13              14:24 18:16              31:15 33:20              33:25 34:13  <b>exists</b> 25:21,23              55:23  <b>exit</b> 42:1 85:13  <b>expanded</b>              22:19</p>	<p><b>expect</b> 42:10  <b>expense</b> 43:16              57:18  <b>expenses</b> 52:9  <b>expertise</b> 57:16  <b>Expires</b> 89:20  <b>explain</b> 8:5              15:15 23:25  <b>explanation</b>              15:16 39:5  <b>extent</b> 41:14              42:5 65:7  <b>extra</b> 85:4</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>facade</b> 59:16              79:13,14  <b>faced</b> 78:4,16  <b>facilities</b> 18:22  <b>fact</b> 34:3 40:14              41:18 42:2              48:23 56:17              62:22 63:2              63:20 85:3  <b>Facts</b> 3:9,11              10:10,15  <b>fail</b> 42:12  <b>fairly</b> 40:10  <b>familiar</b> 33:20              41:21  <b>far</b> 85:20  <b>favor</b> 8:18,23  <b>favorable</b> 42:8  <b>fear</b> 67:5  <b>fearful</b> 84:16  <b>feasible</b> 18:18              20:4  <b>features</b> 18:11  <b>feel</b> 8:13 43:4              77:24  <b>feet</b> 23:17,18              45:22,23,24              71:24  <b>felt</b> 42:25,25              78:12  <b>filed</b> 16:25              26:16</p>	<p><b>FINAL</b> 3:11  <b>finances</b> 8:14  <b>financial</b> 51:24              52:8 55:14              64:8,25 84:23              85:8  <b>find</b> 37:5 62:24              84:22  <b>finding</b> 63:12  <b>Findings</b> 3:9,11              10:9,15  <b>fine</b> 10:13 63:11  <b>finished</b> 81:21  <b>firm</b> 26:25              30:10  <b>first</b> 6:21 9:4,14              11:24 53:14              71:21 72:15              77:18,19  <b>fit</b> 47:17  <b>five</b> 67:7  <b>five-lane</b> 54:19  <b>flash</b> 31:18              82:15,16  <b>flashes</b> 82:22  <b>flashing</b> 56:3              65:13  <b>flashings</b> 32:11  <b>flashy</b> 85:20              86:2  <b>Florida</b> 65:24  <b>follow</b> 34:17              65:3  <b>followed</b> 67:19  <b>following</b> 15:11  <b>follows</b> 12:6  <b>followup</b> 26:12  <b>foot</b> 23:12 57:13              73:5  <b>foreclosure</b>              54:24  <b>foregoing</b> 89:4  <b>former</b> 30:16  <b>formulating</b>              20:12  <b>forth</b> 17:8 40:19              62:23</p>	<p><b>forward</b> 8:4              30:6 79:6,10              83:21  <b>found</b> 68:16  <b>four</b> 8:23 12:18              12:19 24:7  <b>frequency</b>              27:16 40:21  <b>frequently</b>              23:10  <b>friendly</b> 52:11,13              52:15 67:15  <b>front</b> 34:20              53:8 54:17              55:16 65:14  <b>frontage</b> 13:19  <b>frustration</b>              66:24  <b>full</b> 12:10 45:17              56:22 71:25  <b>fully</b> 42:10  <b>function</b> 31:21  <b>functionality</b>              28:25  <b>further</b> 16:18              26:1 29:21              32:6,9 66:1,10              74:7,25 75:11              80:12,23 81:9              83:6  <b>future</b> 34:2,12              38:23 39:1              41:11,12 43:20              49:20 57:11,19              58:23 72:5              75:18,23              83:23 87:23</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>G</b> 2:6 5:1  <b>gamble</b> 60:2  <b>games</b> 40:14  <b>gas</b> 22:25 23:1              23:8 36:12              48:15 54:12              65:16 69:10,12              71:5 73:12</p>	<p><b>general</b> 72:4  <b>generally</b> 8:20  <b>gentleman</b>              33:13 79:12  <b>Gerald</b> 4:5 5:16              7:12 87:13  <b>getting</b> 35:14              39:15 56:22  <b>give</b> 13:9 15:23              37:11 50:21              56:16 85:22  <b>given</b> 71:6  <b>go</b> 9:12 16:18              17:7 30:6 35:2              35:7,16,25              36:2,7,17 37:4              37:25 38:21              44:3 45:7              46:5 55:9,20              56:4 61:9,23              62:15 64:18              66:1,6 69:22              70:23 71:5,19              77:15 78:19,23              79:3,6,20              82:25 83:9              85:23  <b>goal</b> 68:19  <b>goes</b> 37:7              46:23 57:5              64:9 71:11  <b>going</b> 9:11,17              11:13,14 25:1              27:12,15,20              27:22,23,25              34:6,21 36:9              39:2,8 40:4              45:8 47:13,17              48:5 49:18              50:2 51:19              55:10 56:16              57:11 59:25              67:6 70:7,19              72:5,5,15,16              72:18 74:15,16              76:2 77:10              78:2 81:8</p>
--	--	--	---	---

CITY OF CHESTERFIELD BOA 12/5/2017

83:16,16	<b>greatest</b> 67:14	64:10,13,23	<b>highly</b> 19:13	<b>hoping</b> 40:6
<b>good</b> 30:2,8,15	<b>green</b> 69:14	64:24 67:4,24	<b>highway</b> 43:3	43:11
49:5 61:25	73:9	72:21 84:22	78:8 85:14	<b>Horse</b> 68:10
64:12 76:15	<b>ground</b> 62:25	85:3,6,8,9,21	<b>hill</b> 53:1	<b>horses</b> 58:7
77:23 79:14,17	<b>guarantees</b>	<b>hardships</b> 8:12	<b>Hipp</b> 4:3 5:3,9	<b>hot</b> 51:9
83:20 85:12	59:24	56:21	5:17,22 6:1,9	<b>hundred</b> 35:2
<b>governmental</b>	<b>guess</b> 40:13	<b>hate</b> 83:17	6:12,15 7:2,4,5	<b>hurt</b> 4:14 5:21
18:21	47:10 51:10	<b>hazardous</b>	7:14 10:25	5:24,25 45:5
<b>grade</b> 68:8	58:14 69:23	85:15	20:13,16,22	58:20 77:4,5
<b>grades</b> 23:1,9	83:1,18	<b>he'll</b> 31:6	20:25 21:9	77:10,16 79:23
<b>grant</b> 14:12 53:3	<b>guy</b> 35:2 49:3	<b>headed</b> 78:13	26:4,10,19	81:2
72:3	59:1	<b>hear</b> 7:18 17:16	27:6 29:16	
<b>granted</b> 13:15	<b>guys</b> 9:13 18:1	64:20 81:17	30:1 32:25	<u>I</u>
14:2,17 52:25	20:1 25:7	82:9	33:6 35:10	<b>I-64</b> 42:1
69:11 71:16	50:17,17 62:3	<b>heard</b> 11:4 40:12	36:22 37:3,14	<b>idea</b> 35:14
<b>granting</b> 18:19	66:25 67:6	70:9 76:19	37:19,22 40:1	71:25 85:12
18:21 19:15	72:9 75:24	<b>hearing</b> 9:21,21	44:3 46:9	<b>ideas</b> 83:20
<b>graphic</b> 36:16	80:7	10:3 11:14 55:3	53:20,24	<b>identification</b>
<b>graphics</b> 35:22	<u>H</u>	58:1 79:1	55:13 56:8,19	3:2 11:7
<b>grasp</b> 56:22	<b>H</b> 2:6 3:1	80:19	57:6,25 58:9	<b>identified</b> 6:6
<b>Grayville</b> 2:11	<b>half</b> 12:18,19	<b>HEARINGS</b> 1:11	58:13 63:6	<b>identify</b> 5:23
4:9 5:20 9:8	24:7	<b>heavy</b> 9:18	64:3,22 66:10	<b>illuminate</b> 48:3
11:12 12:8	<b>HALL</b> 1:3	<b>Heberle</b> 4:4	67:22 69:3,19	<b>illumination</b>
20:15 21:11	<b>hand</b> 33:7 77:8	5:14,14 7:1,6,7	69:22 70:1,15	76:6
22:2,6 25:25	89:13	66:12 74:11	72:22 73:22	<b>illustrated</b> 34:5
28:10,17 29:2	<b>handle</b> 40:21	87:5,6	75:10 76:18	34:9
29:10,20	<b>handles</b> 24:12	<b>hefty</b> 9:18	77:7,14 80:11	<b>impact</b> 18:15
44:12,16,22	<b>happen</b> 66:8	<b>held</b> 12:20,23	80:20 81:1,4	55:1
46:18,22 47:3	<b>happened</b> 15:4	89:6	81:18,22 82:1	<b>impatient</b> 68:22
47:6,14,18,23	15:5	<b>help</b> 84:6	82:3,6,14,18	<b>important</b> 49:13
48:2 50:12	<b>happening</b> 73:2	<b>helpful</b> 77:11	83:6 84:9,19	<b>impose</b> 74:8
52:2,6,12,19	<b>happens</b> 46:25	<b>Henry</b> 2:10 4:11	84:25 85:7,25	76:17
52:24 56:13	48:24 54:22	6:8,8,9 11:25	86:10,19,22	<b>imposing</b> 40:24
59:12,18 60:3	<b>happy</b> 55:7	12:4,9,11 20:19	87:2,3,17 88:5	65:22
60:7,24 61:7	61:12 73:25	20:23 21:3	<b>history</b> 13:10	<b>imposition</b> 49:8
61:21 62:9	80:9	22:1,4 29:24	16:19 22:7	<b>in-house</b> 35:14
66:17 69:3,8	<b>hardship</b> 8:6,15	30:3 44:7	23:25 24:2	<b>Inaudible</b> 6:4
70:13,16,20	17:24 18:13,13	<b>hereto</b> 3:17	<b>hit</b> 40:22	81:15 82:21
71:2 72:24	19:5,23 35:1,5	<b>hereunto</b> 89:12	<b>hold</b> 39:18	<b>inches</b> 23:13,13
75:15 78:1	37:5 50:14,16	<b>Hertweck</b> 1:24	<b>honestly</b> 53:8	23:14
79:7,18 80:15	50:19 51:6,6,11	4:16 89:2,17	76:15	<b>inclined</b> 62:22
80:17 81:22	51:14,22,24	<b>hesitant</b> 62:20	<b>hook</b> 70:23	74:2
81:24 82:2,5	52:5,8 53:15	<b>hey</b> 36:7,19	<b>hooked</b> 70:25	<b>include</b> 54:13
<b>great</b> 30:18	55:1,14,19	<b>high</b> 23:14 42:3	<b>hope</b> 42:21	<b>included</b> 17:5
59:21 67:1,1	56:17,20,23	54:17 63:16,19	55:5 66:4,8	<b>includes</b> 13:22
75:25 76:8	57:17 58:1	65:14 82:19	86:4	33:22 36:16
<b>greater</b> 14:20		<b>highlight</b> 31:8	<b>hopefully</b> 9:17	<b>Including</b> 22:20

CITY OF CHESTERFIELD BOA 12/5/2017

<p>22:21 incorporation 13:16,21 25:3 increase 40:13 indicated 40:6 information 9:6 19:3 23:9 74:13,14,18 initial 48:18 initially 64:13 64:25 injured 24:23 input 61:14 inquiries 72:7 inquiry 41:5 inside 55:24 57:2,5 install 24:22 40:9 43:17 49:14,20 59:8 61:1 installation 65:19 installed 33:21 66:3 installing 59:14 61:15 insurmountab... 87:20 integral 41:18 integrated 59:4 59:8 intend 42:11 intended 32:8 42:20 intent 41:7 68:19 interest 49:6 76:1,9 Interiors 22:3,4 22:7 67:9 interrupt 11:18 11:18 21:10 53:23 interrupting 9:9 Interstate 42:1 introduce 5:11</p>	<p>5:19 32:19 introduction 52:7 invest 64:11 investment 64:7,12,25 65:1 involved 35:5 isolation 48:8 issue 43:10 48:20 53:13 53:14 58:6 60:14 68:15 71:1 72:3 issues 24:10 32:10 49:7 76:6 it'll 38:21 item 9:4 20:9 60:18 63:1 items 49:7</p> <hr/> <p style="text-align: center;"><b>J</b></p> <hr/> <p>Jeannie 4:6 5:12 7:10 87:10 Jessica 2:10 4:11 6:8,9 11:15 11:25 12:4,11 14:15 27:11 44:2 job 77:23 87:19 87:22 jobs 54:22 Jones 33:22 34:2,11 July 2:5 6:22 jump 33:18 June 12:17 13:23 25:20 26:16 jurisdiction 44:10 82:24 jurisdictional 24:5 Justin 6:5 26:15</p>	<hr/> <p style="text-align: center;"><b>K</b></p> <hr/> <p>K-N-I-G-H-T 6:14 Katherine 4:3 5:9 7:4 87:2 Kathy 4:10 6:17 86:25 keep 43:18 55:3 65:9 78:14 86:5 keeping 63:23 key 31:7 61:19 keyed 57:2 kill 40:22 kind 35:6,14 36:17 40:1 50:3 64:1 83:9 Knight 4:12 6:11 6:11,14,14 know 19:22 24:12 25:13 26:22 28:3 29:3,11 37:1 44:13,17 45:4 45:6 47:15,19 47:24 48:4,10 54:25 56:22 58:20,23 60:9,10,11 61:9 61:11,12 62:22 67:1 71:13,19 72:14 73:15 75:16,17,20 75:25 76:14 79:8 81:18 83:14 84:3,6 84:15 85:21 knowledge 24:19 68:12 knows 59:2 Kravetz 4:7 5:15 5:15 6:24 7:8 7:9 21:24 26:2 27:8,11 28:16,24 29:9</p>	<p>29:15 37:20 37:23 38:4,9 38:13,18,22 38:25 39:4,7 39:13,19,24 42:23 44:1,4,8 44:15,20,23 49:10 51:23 52:4,10,17,21 55:12 59:3,7 59:17 60:1,5 60:20 62:7 70:4,6,9,12 86:1,21 87:8,9 88:3</p> <hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <p>L 2:6 laid 18:6 land 16:17 19:17 50:20,20 51:15 66:19 large 16:3 larger 18:15 45:23 law 3:10,12 10:10,16 26:25 30:10 42:9 43:14 65:9 74:10 lawful 12:5 lawyer 83:9 lawyers 69:24 lease 75:18 leased 26:14 LED 16:3 40:9 40:15 43:15,17 53:10 54:5 61:1 68:8 70:22 71:12 75:4 LEDs 48:3 73:7 73:8,9,9,10 left 5:12 legal 4:8 30:20 51:13 67:2 legislate 45:11</p>	<p>67:19 72:12 legislation 45:12 57:11 59:24 66:23 legislative 46:6 50:17,24,25 52:16 53:7 legislators 64:15 Leon 4:7 5:15 7:8 87:8 let's 21:22 36:8 38:1,16,20 39:1 53:20 73:18 letter 16:23 17:25 letters 35:3 37:2 58:3 level 18:25 19:1 21:12 lies 53:1 lieu 51:17 light 48:4,5 58:17,21 lighted 59:9 78:9 lighting 27:18 40:9,21 53:13 lights 59:6 81:10 limit 36:8 41:10 43:15 50:5 limitations 42:10 43:18 55:7 limited 36:15 37:12 44:18 49:18,21 63:14 74:15 limits 19:18 line 41:1 42:12 42:16 61:13 lined 79:16 listed 32:7,12 74:6 listening 84:3</p>
--	---	--	--	---

CITY OF CHESTERFIELD BOA 12/5/2017

<p><b>LISTING</b> 3:14  <b>lit</b> 19:12 45:7  <b>literally</b> 23:11  <b>Litigation</b> 1:25              4:15 6:20  <b>little</b> 11:13 29:11              33:17 38:21              45:11,12,12              55:2 68:21              73:11 85:4  <b>live</b> 43:4  <b>lived</b> 28:9  <b>located</b> 7:23              13:18 31:2              86:17  <b>location</b> 27:21              63:10,11 73:8              73:13 85:16  <b>locations</b> 32:1  <b>logo</b> 75:7  <b>long</b> 12:15 25:3  <b>longer</b> 83:24  <b>longest</b> 60:21  <b>look</b> 18:11 34:3              34:22 41:14              48:6,7 59:20              59:22 60:10              65:23 72:10              74:25 76:11              78:16  <b>looked</b> 20:10              76:11  <b>looking</b> 20:3              46:2 50:18              58:2  <b>looks</b> 43:5 48:8              55:9  <b>lot</b> 18:9,10 19:8              19:10 40:12              43:5 48:9 49:1              50:22 71:8              76:14  <b>Louis</b> 4:18 9:2              13:15 47:2  <b>love</b> 69:19  <b>low</b> 63:23  <b>low-tech</b> 64:6</p>	<p><b>lower</b> 49:17</p> <hr/> <p style="text-align: center;"><b>M</b></p> <hr/> <p><b>M</b> 12:7 27:9  <b>Ma'am</b> 6:7  <b>Madam</b> 26:8              30:8 53:18  <b>maintain</b> 15:10  <b>maintained</b>              22:18  <b>major</b> 43:2,2  <b>making</b> 78:25  <b>malfunction</b>              40:22  <b>malls</b> 78:18  <b>manner</b> 8:9  <b>mantras</b> 45:6  <b>manual</b> 24:24              34:22 56:20              56:25 57:2              58:3  <b>manually</b> 24:11              24:18 35:16              55:22 72:9  <b>marked</b> 11:7  <b>massive</b> 41:20  <b>Masters</b> 13:3  <b>material</b> 15:22              16:12 28:20              28:20,25              29:12 45:25              48:10  <b>materials</b> 3:14              16:1 32:13              46:3  <b>matters</b> 32:18  <b>Mayor</b> 15:14              16:21  <b>mean</b> 8:9 20:17              28:25 45:5              59:19 62:3              63:8 64:1 70:3              74:16 80:6              86:9  <b>measures</b> 64:19  <b>meat</b> 33:19  <b>media</b> 54:24</p>	<p><b>meet</b> 67:20              72:9  <b>meeting</b> 2:5 5:6              6:22 9:10              15:12 24:9              60:21 67:7  <b>meetings</b> 41:13              84:3  <b>Melissa</b> 4:4 5:14              7:6 87:5  <b>member</b> 4:5,6,7              4:14 5:15,16              5:22 6:24 7:9              7:11,13 15:13              21:24 26:2              27:8,11 28:16              28:24 29:9,15              37:20,23 38:4              38:9,13,18,22              38:25 39:4,7              39:13,19,24              41:21 42:23              44:1,4,8,15,20              44:23 46:11,14              46:20 47:1,5,9              47:16,22 48:1              49:10 51:23              52:4,10,17,21              55:12 59:3,7              59:17 60:1,5              60:20 62:7              70:4,6,9,12              81:15 82:10,16              83:1,8 84:10              84:24 85:2,11              86:1,11,15,21              87:9,11,15              88:3  <b>member's</b> 53:19  <b>members</b> 2:12              4:2 5:11,18,19              5:21 6:6 16:21              27:6,10 30:8              30:23 41:14              76:22 81:9              83:22 84:20              85:23 86:12</p>	<p><b>memory</b> 27:12              27:15,25 28:2  <b>mentioned</b>              77:17  <b>merits</b> 38:19  <b>message</b> 14:5              14:14 16:3,10              21:14,23 22:16              22:23 23:1,16              24:23 27:14              27:16 31:16,18              31:21,25 32:16              34:8 35:8              37:13 38:2,15              39:12,12,14              41:3 42:15              43:21,23              49:18 50:6              53:6,10 54:7              54:16 55:19              56:6,11 57:5,8              57:9 58:8,12              58:15,24 59:4              63:13,14,21              64:19 65:13              67:11,15 71:12              73:16 75:8  <b>messages</b> 34:9              34:18 38:16              39:9 54:8              55:23 56:2              58:12  <b>met</b> 19:6 25:12              26:14 84:23  <b>method</b> 18:18              20:4  <b>methods</b> 64:4  <b>microphone</b>              82:8  <b>middle</b> 23:22              23:23 62:25              79:3  <b>Midwest</b> 6:19              7:19,22 13:6              13:23 14:4              25:6 27:4              30:20 39:8,11</p>	<p>48:7 49:19              50:5,5 67:10              68:18 71:21              72:6,19 86:18  <b>Mike</b> 4:12 6:11              6:12  <b>mind</b> 73:9  <b>mini</b> 66:22  <b>miniature</b> 41:25  <b>minor</b> 21:5,6  <b>minute</b> 31:4  <b>minutes</b> 2:5              6:22,25 7:15              41:12  <b>missing</b> 37:24              45:15  <b>mission</b> 18:19  <b>Missouri</b> 1:5              4:18 17:23              27:2 30:11              33:5 89:4,18  <b>misspoke</b> 70:11  <b>mistake</b> 10:17  <b>mitigate</b> 57:18  <b>mode</b> 31:16  <b>modern</b> 40:9  <b>modify</b> 15:19  <b>moment</b> 5:10  <b>Monarch</b> 23:1              69:10  <b>Monday</b> 30:17  <b>money</b> 85:4  <b>month</b> 67:7  <b>months</b> 25:14              66:5  <b>monument</b>              13:18,22 14:5              14:8,13 20:6              25:21,23 31:2              31:15 32:2,9              40:17 42:4              45:19 68:5,8              74:22 78:8  <b>motion</b> 6:23              7:15 14:7,11              62:8,8 81:13              84:8 86:12,13</p>
--	--	---	---	---



CITY OF CHESTERFIELD BOA 12/5/2017

86:16,20 move 6:24 33:25 88:3 movement 82:13 moves 82:22 moving 56:2 63:10 multicolored 27:17 73:21 multiple 44:9 Municipal 9:16 16:25 17:13,19 municipalities 41:2 65:25 municipality 44:17	51:16 52:11,13 63:2,4 74:16 84:7 86:4 needed 10:20 needs 40:23 48:3 51:19,20 51:20 64:8 74:14 negative 84:4 neighborhood 18:15,17 19:12 neighboring 41:1 65:24 never 24:19 42:19 68:18 new 7:17 25:1 34:13 38:10 41:3 48:24 49:12,15 62:11 63:4,8 newer 41:4 nice 35:8 36:20 Nicolaus 56:25 Nodding 16:14 North 4:17 Nos 11:9 Notary 89:3,18 note 8:22 10:17 31:7 87:17 noted 30:19 notes 7:25 89:7 Notice 3:5,6 9:20,23 Notification 10:3 notified 16:23 number 10:5,7 23:14 25:24 33:22 40:8,16 55:17 70:14 numbers 36:11 37:2,12 43:12 58:3 65:17 66:7 69:13 numerals 43:19 numeric 35:21 36:3,11,13,15	37:10 numerical 23:9 <hr/> O O 5:1 12:7 27:9 27:9 30:13,13 o4 17:14 o8o 88:9 oath 80:18 objections 11:1,4 objective 68:19 obviated 18:18 obviously 11:17 75:21 80:2 occurred 65:21 occurs 79:5 October 14:6 15:12 17:3 offer 10:21 55:3 offered 11:2 offices 30:25 33:5 Oh 70:5 Ohio 65:23 okay 5:3 6:1,5 6:12,15 7:2,14 11:24 12:25 15:4 16:12,18 18:23 21:9 22:6,22 23:20 25:11 26:10 27:8 29:15,17 30:1 33:12 37:19 38:1,17,22 47:5,9,22 57:25 58:5,13 60:15 70:12,15 71:25 73:22 75:10 80:20 81:20 82:1,6 86:10,22 Olive 27:20,24 once 64:11 ones 48:11,11 72:2 online 10:2	open 45:11 62:1 operation 64:6 opinion 19:4,7 opportunity 8:17 33:15 opposed 38:18 opposing 9:9 10:17 11:21 opposition 8:18 76:21 options 68:3,14 order 2:4 5:8 6:21 37:5 60:12 ordinance 9:15 17:25 28:23 34:17 35:19 35:20 36:18 36:22 37:4,7 37:10,15,17 41:16,19 42:14 43:21 46:15 48:12 52:16 53:4,9 54:6 57:10,14,19,20 61:24 63:20 63:25 72:13 74:22 75:3 76:11 79:2,15 83:13,15,18 ordinances 3:4 41:2 original 25:17 25:19 39:21 originally 39:20 39:22 ought 47:10 Outer 13:19 outright 20:21 outside 20:21 65:8,20 owner 19:17 owners 19:17 20:9 owns 47:7 75:17	P 2:6 4:1,1 5:1 30:13,13 p.m 1:14 88:8 package 7:22 13:24 14:1,3,7 14:18,25 15:1 20:5,24 23:6 28:19 53:4 61:24 62:12,15 65:4 69:11 71:10,11,20 packet 10:1 PAGE 2:3 3:2 panel 40:8 42:6 49:17,17 panel's 43:17 panels 14:9 16:4 38:16 49:25 50:1 61:2,20 63:4 66:6 paragraph 10:18 parameters 37:4,7 parcel 13:25 pardon 7:23 Parkway 1:4 23:20,22,23 23:24 24:4 44:5,10 54:12 82:19 part 10:22,23 14:3 15:20 23:5 25:2,13 31:3 32:8 41:18 52:14 65:2 68:21 75:4 partial 7:22 17:1 20:5 particular 8:12 18:9 21:5 27:21 85:16 particulars 51:15 parties 5:4 partner 26:25 parts 48:14
<hr/> N N 2:2,6 4:1 5:1 12:7,7 27:9,9 30:13,13,13 name 6:13 8:3,5 12:10 26:23 26:24 30:9 33:1,4 34:2,10 42:17 43:1,1,4 49:19,21 50:2 54:4 55:8,10 58:16,18 74:8 74:19,22 75:7 77:1,5 85:18 86:3 narrow 23:7 narrowly 23:7 natural 18:11 naturally 49:23 necessary 29:24 necessitate 60:12 necessitates 8:6 need 26:22 31:12 34:16,21 36:7 37:17 41:14 43:9				
				<hr/> P

CITY OF CHESTERFIELD BOA 12/5/2017

pass 17:17 82:11	place 9:17	80:4 83:19	81:7,7	11:11 33:11 54:1
passed 14:7	47:24 48:12	85:23 86:11	<b>presentation</b>	70:2
68:11,12	48:12 54:10	86:23 87:25	2:9,13 21:12	<b>proceeding</b>
<b>passing</b> 14:11	63:16 64:5,19	<b>pointed</b> 79:12	30:14 31:6	89:4
<b>path</b> 64:1	89:6	79:18 82:19	32:21 33:14	<b>proceedings</b>
<b>Patsy</b> 1:24 4:16	<b>placed</b> 8:2 10:1	<b>points</b> 31:7,9	39:21 45:15	1:9 2:3 88:7
89:2,17	<b>places</b> 34:10	<b>political</b> 13:2	48:18 63:17	89:7,11
<b>pattern</b> 56:17	40:16	44:13 65:12	66:21 68:17	<b>process</b> 14:1
<b>peculiar</b> 18:9	<b>plain</b> 59:9	<b>polluting</b> 48:5	69:20 70:2	15:17 25:13
<b>Pembrook</b> 33:5	<b>plan</b> 68:19	<b>portion</b> 34:7	75:22 87:18	41:22 46:6
<b>people</b> 43:3	<b>Planned</b> 13:14	75:19	<b>presented</b> 8:10	53:7 61:2
58:19 66:20	<b>planner</b> 4:11	<b>position</b> 12:23	8:16 24:3	62:13 65:3
<b>percent</b> 68:6	12:13,24,24	36:2	55:17,20	67:18,19,20,21
<b>perform</b> 31:20	26:15	<b>positions</b> 12:20	77:24	68:21 71:10
<b>period</b> 49:22	<b>planning</b> 7:21	63:8	<b>presenting</b> 31:4	81:8 84:21
50:6	12:21 13:4 14:6	<b>positive</b> 87:23	31:6	85:9
<b>permanent</b>	14:11,16 15:12	<b>possibility</b>	<b>President</b>	<b>produced</b> 12:5
58:12	15:18,20,22	42:15	30:25	<b>Professional</b>
<b>permission</b>	16:22,23 17:1	<b>possible</b> 61:18	<b>pretend</b> 39:1	89:2
49:20 85:22	18:20 20:5	<b>potential</b> 41:16	<b>pretty</b> 9:18	<b>progress</b> 78:20
<b>permit</b> 36:7,23	21:11 23:6	<b>power</b> 15:14,15	83:12	<b>progressed</b>
43:21 45:19	24:9 28:23	15:16 16:20	<b>previous</b> 18:2	71:20
61:2	41:15,20,21	<b>PowerPoint</b>	32:15 74:21	<b>prohibit</b> 46:17
<b>permitted</b> 14:25	50:9 61:22,23	31:5 32:20	<b>previously</b> 10:6	64:19
16:11 20:20	61:25 62:15	<b>practical</b> 8:6,12	30:19 31:24	<b>prohibited</b>
31:24 65:10	63:3 65:4	17:24 19:5	32:5 43:6	22:16 57:10
<b>person</b> 49:1	68:24 71:9,11	68:3,14	58:17 89:6	<b>prohibiting</b>
<b>personally</b>	71:16 83:10	<b>practically</b>	<b>price</b> 68:8	22:9
85:12,14	84:1	69:10	70:25 73:5,17	<b>prohibitions</b>
<b>petition</b> 7:18 8:1	<b>play</b> 48:15	<b>precedent</b>	<b>prices</b> 73:12	22:19
70:7 85:10	70:24 71:25	52:18,20,23	<b>primitive</b> 29:11	<b>prohibits</b> 46:15
87:25	<b>please</b> 5:23 7:3	53:2,5 56:15	<b>prior</b> 9:9 10:18	46:24
<b>petitioner</b> 2:13	8:14 9:6 12:9	56:15 65:21	13:16,20 14:23	<b>project</b> 12:23
3:13 16:25	28:4 33:1,7	66:21,22	25:3	13:10,11
<b>petitioner's</b> 8:11	35:11 54:1	72:15 84:13,16	<b>probable</b> 9:24	<b>proliferate</b>
10:7 14:12	69:4 70:2 77:1	<b>precisely</b> 63:22	<b>probably</b> 35:4	53:12
26:5 29:25	77:8,15	<b>prefer</b> 57:8	36:6 70:24	<b>proof</b> 19:4
<b>petitioners</b> 8:8	<b>plus</b> 41:10	62:24 74:1	79:15,18 80:5	<b>property</b> 14:2
8:16 76:20	<b>podium</b> 11:15	<b>premise</b> 64:10	81:25 87:20	19:16,17 20:9
<b>ph</b> 78:7	76:25	<b>prepared</b> 5:4	<b>problem</b> 45:14	23:4 25:8,10
<b>phases</b> 40:12	<b>point</b> 10:17 28:11	40:18 41:9	50:13 73:10	31:1 42:4 44:11
<b>picture</b> 45:16	41:11 43:20	87:19	80:3 83:25	51:16 53:1,1
72:18 79:20	44:24 45:15	<b>prerogative</b>	<b>procedural</b>	54:23 68:4,14
<b>pictures</b> 40:3	48:17 53:17	76:13	23:25	<b>propose</b> 74:19
<b>piece</b> 52:25	62:21 63:7	<b>present</b> 4:13	<b>procedurally</b>	<b>proposed</b> 32:2
71:19	65:7 70:7	6:18,20 9:6	61:8	73:14
<b>pitcher</b> 72:16	75:24 79:11	63:17 76:21	<b>proceed</b> 5:5	<b>proposing</b>

CITY OF CHESTERFIELD BOA 12/5/2017

63:22 prosecution 24:13 proved 56:6 provided 16:12 17:16 19:3 provider 10:6 provides 15:17 proving 84:23 public 1:11 9:21 10:2 85:19 89:3,18 publication 3:5 3:6 8:1 9:20 9:22,23,25 pull 69:15,16 71:6 purchase 26:13 purchased 25:8 25:10 purported 18:13 purpose 64:16 67:18 72:4 purposes 62:2 62:19 purview 85:22 push 35:7 36:4 put 15:5 27:13 27:14 28:1,22 34:6 35:8 36:19 37:13 42:16 48:12 49:21,25 56:1 57:8 58:7,15 58:18,21,25 59:9 61:17 62:8,23 63:3 72:17,18 76:2 80:7 85:23 86:3,12 putting 49:1 57:18 59:15 65:25 79:13	question 20:14 26:3 35:10 37:21 44:2 46:10,12 47:10 53:14,19 56:14 59:21 61:8 74:12 80:23 questions 2:11 2:12 11:16,19 12:8 26:6,9,18 27:10 29:16 31:9 66:11 73:25 75:11 80:9,12,16,18 81:9 83:14 quick 62:13 quickly 9:13 61:22 quite 38:14 69:6 76:15 87:18	35:5 43:24 44:10 48:7 49:6 53:10 62:10,16 68:15 72:1 77:23 83:17 85:17 86:9 reason 50:3 52:14 72:14 72:20 83:13 reasons 42:24 receive 24:16 received 24:20 24:21 recitation 55:4 recognize 53:19 recommenda... 18:23 20:2 record 9:12 10:21,23,24 11:2,8 12:10 30:19 33:1 74:3 77:1 81:17 81:19,23,25 88:5 red 69:14 73:8 73:9 redid 78:6 redo 78:4 85:5 redoing 85:8 refer 29:11 reference 13:10 referenced 21:13,19 reflect 32:17 reflects 42:15 refurbish 33:25 regard 44:4 regarding 9:7 15:9 27:11 30:21 32:18 44:9 74:8 86:13 regards 13:10 14:16 15:5 16:19 17:6,9	17:20 18:2,24 24:1,11,24 45:2 48:4 49:8 53:9 62:1 regional 13:3 30:25 regulate 24:6 48:13 regulations 14:2 14:9 regulatory 44:18 Reiter 4:10 6:17 7:2,4,6,8,10,12 86:25 87:1,5,8 87:10,13 related 11:22 relative 8:18 relatively 62:13 relevant 9:23 10:2 11:16,22 12:21 80:18 Reliance 36:12 54:12 65:17 68:9 70:14 79:21 relief 50:21 rely 28:2 remember 27:18 52:3,7 52:22 54:17 83:10 reminded 8:8 renovation 79:4 repaired 40:23 repeat 64:14 65:1 replace 15:8 report 3:7 10:5 18:6 21:19 24:17 Reported 1:23 reporter 2:21 6:19 26:20,22 27:5 33:7 81:16,20 82:9	89:1,3,17 representative 8:4 represents 89:10 reprogram 42:16 request 8:7,17 8:19,21,24 11:22 13:24 14:3,12 15:22 17:2,11,20 19:9 24:22 29:4 32:14 37:7 40:7 55:18 62:23 65:6 75:3 86:16 87:16 requested 8:5 14:4,8 15:11 19:21 23:15 requesting 31:14 requests 61:19 required 10:3 65:3 requirements 15:9 requires 17:23 50:14,21 reservation 75:18 reservations 75:23 reserve 29:23 resolution 42:11 resolved 62:6 respect 63:7 83:18 Respectfully 86:8 respond 50:13 53:19 55:11 69:4 72:23 response 44:25 46:8 51:11 54:2 55:4
	<b>R</b>			
	R 1:24 2:6 4:1,16 5:1 12:7 27:9 30:13,13 Rader 4:6 5:12 7:10,11 81:15 82:10,16 83:1 87:10,11 raise 33:7 77:8 ramp 27:22 42:1 rapidly 78:21 read 41:12 46:17 54:24 reader 34:23 35:13,16 reads 63:20 ready 81:12 real 64:17 77:19 reality 44:17 45:18 47:20 51:21 realize 82:23 82:24 really 29:13			
	<b>Q</b>			
quasi-judicial 8:9 50:18				

CITY OF CHESTERFIELD BOA 12/5/2017

responsibility 8:11 83:23	39:6 41:1 42:11 43:25 44:15	science 13:3	separate 60:13	28:5,18,21
responsibly 84:2	48:21 50:23	scope 37:15 62:16	seriously 43:11	29:1,5 31:2,5
responsive 42:21	53:21 56:15	scores 54:22	serve 14:1	31:15,17 32:2
rest 64:23	57:3 60:1,4	screen 34:6,21 40:11 63:19	Services 1:25 4:15	32:9,20 33:4
83:22	62:13 64:1	screens 29:6,6	set 17:8 36:4	33:21,21,21,25
restrict 32:9	65:24 66:19	script 81:11	40:19 52:18	34:3,4,5,8,13
43:17	77:8 78:23	second 7:1 9:19 86:20,21	52:20,22	34:14,19,22
restriction 27:18	82:3	Secondly 27:17	53:2 57:5	37:25 38:15
28:22 75:5	Road 13:19	seconds 39:17 40:3	59:5 66:16	41:2,16,18 42:1
restrictions 28:1	27:24 33:5	see 18:12 28:5	84:13 89:12	42:5,9,14,24
32:7 40:19,24	54:19 68:8,10	33:17 34:1	sets 84:13	43:13,20 44:8
41:11 42:18	role 63:13	43:5,7 56:24	setting 56:14 84:15	45:19,22
48:25 55:7	roll 2:4 12:15	57:17 61:13	seven 9:10	49:15,20 50:2
65:22,25 74:6	rotate 39:8	64:23,24 73:5	39:17 40:3	50:4,4 51:8
74:7 75:1,25	roughly 13:25	76:12 78:14,17	seven-second 56:4	53:4 54:5,13
76:3,17,17	route 35:25	78:22 81:11	shape 14:8	55:16 56:18
83:2 84:12	rulings 17:14	82:25	shock 33:16	56:20,25
retained 3:16	<hr/> <b>S</b>	seeing 79:3	short 66:4	57:12,13 59:1
reuse 31:16	S 2:6 3:1 4:1 5:1	sees 33:18	shortly 31:6 51:5	59:10 60:21
32:2	27:9,9 30:13	self-created 18:12	show 8:12 34:18	61:24 62:11,12
reversal 18:20	Sacs' 42:4	self-imposed 43:18 48:25	35:20,21,22	62:14 65:3,8
reverse 15:19	safety 24:10	75:25 76:3,16	35:23 36:5,7	65:14 68:5,7,9
reversing 18:18	Saks 43:10	83:2	36:8,9,13	68:10 69:11
20:4	75:18,21	self-imposing 32:7 74:25	45:16 73:12	71:5,10,11,12,15
review 13:11	sat 77:17	self-limitations 82:12	showing 34:9	71:20 72:17,18
15:14,15,16,17	satisfy 61:18	selling 71:4	shows 33:23	72:19 73:6,13
16:20 17:7 18:1	saying 35:12	sells 72:18	sic 7:20	74:10,22 75:7
18:2,12,14	36:19 52:18	semantics 73:15	side 34:22 73:11	75:17,19 79:12
53:7,9	63:13 72:14	senior 4:11 12:13 12:24	sign 13:18,19,21	79:24 82:11
reviewed 20:1	82:10	sense 45:1	13:22,24,25	82:20 83:10
reviewing 46:3	says 15:2 38:23 39:10 63:13	50:22 51:13	14:3,5,7,8,13	83:24 84:7
46:3	39:10 63:13	63:23 64:7	14:17,19,22,24	85:5,8,13
revise 51:25	school 24:4	66:25 67:2	14:25 15:1,8	86:17
revised 17:23	44:11,13 54:18	71:18	15:23,25 16:11	signage 14:1,9
49:16 54:6	65:12,14 82:19	sentence 64:24	16:13 17:2	16:4 20:7,8
revision 41:16	schools 23:23 23:24		19:12,14,23	22:19 42:3,6
51:5	Schwalbe 4:5		20:5,6,18,23	61:18 83:25
right 5:13 6:16	5:16,16 7:12,13		21:2,22,24	86:7
9:1 14:15 15:2	46:11,14,20		22:7,8,12 23:1	signs 21:13,14,18
19:17,25	47:1,5,9,16,22		23:3,5,20	22:9,16,22
22:22 25:21	48:1 83:7,8		24:1,3,6,13,18	23:8,17 24:11
28:7,9 29:23	84:10,24 85:2		24:22,23 25:7	24:24 28:13
33:7 34:20	85:11 86:2,15		25:21,23	31:25 32:16
37:1 38:20,24	87:14,15		27:21,22 28:1	40:17 51:17

CITY OF CHESTERFIELD BOA 12/5/2017

<b>silly</b> 35:6	<b>small</b> 23:8,11	77:23	27:13,14 56:1	66:20
<b>similar</b> 19:14	48:15 69:12	<b>stance</b> 85:20	56:5	<b>sure</b> 13:13 16:20
38:6 63:17	71:8,19 73:12	<b>stand</b> 5:23	<b>stock</b> 74:23	17:10,13 18:8
78:16	<b>smaller</b> 69:5	48:21	<b>stood</b> 16:22	21:4,7 23:5
<b>simple</b> 29:3	72:3	<b>standard</b> 67:20	68:5	35:19 38:14
<b>simplicity</b> 38:19	<b>Smith-Amund...</b>	68:15	<b>stop</b> 14:15	45:6 48:1 57:7
<b>simply</b> 32:2,14	27:1	<b>standards</b> 18:2	<b>street</b> 4:17	64:21 67:14
42:7	<b>solemn</b> 62:24	19:25 32:18	27:24 54:23	71:13
<b>simular</b> 27:23	<b>somebody</b> 67:4	67:3,25 68:2	73:8,11	<b>surrounding</b>
<b>single</b> 39:13,14	72:13 83:3	<b>stands</b> 57:21	<b>stretched</b> 83:12	20:9 86:7
45:16 69:12,13	<b>somewhat</b>	<b>started</b> 31:11	<b>strict</b> 17:25	<b>swear</b> 33:8
<b>singular</b> 71:4	53:13 76:16	40:2	<b>strictly</b> 27:15	89:5
<b>sir</b> 6:2,7 11:10	<b>sorry</b> 21:9 22:5	<b>starting</b> 9:10	<b>struggling</b> 53:11	<b>switch</b> 40:22
26:6 30:6	42:21 55:9	13:13	<b>student</b> 65:14	<b>sworn</b> 11:15 12:2
33:11 46:13	70:5 82:5	<b>state</b> 8:4 12:10	<b>studied</b> 45:3	12:5 33:2,10
50:10 70:2	<b>sound</b> 75:25	17:8 33:1 44:14	<b>study</b> 41:23	77:1,9,13
72:23 76:22	76:15	64:17 76:25	<b>stuff</b> 45:9 80:7	
77:7,15 80:25	<b>sounds</b> 49:5	89:3,18	<b>subdivision</b>	
81:5 85:25	76:8	<b>stated</b> 18:19	44:14 54:13	
<b>sit</b> 11:20 53:25	<b>South</b> 27:1	<b>states</b> 10:4 17:14	65:12	<b>T</b>
<b>site</b> 13:13 19:13	30:10	<b>static</b> 31:16,17,21	<b>subject</b> 11:21	T 3:1 12:7,7 27:9
20:7 71:14	<b>space</b> 26:14	34:9 50:6	13:13 31:1 68:4	30:13,13,13,13
<b>site's</b> 13:19	45:7 68:6	56:2 58:8,12	<b>submit</b> 45:21	<b>table</b> 44:21
<b>site-specific</b>	<b>speak</b> 8:18	58:15,18,19	54:14,20	57:16 62:18
14:1	47:20 77:8,11	59:1 79:24,25	<b>submitted</b> 13:24	<b>tailed</b> 23:4
<b>sits</b> 8:9	78:20	<b>station</b> 22:25	17:3 19:3	<b>take</b> 5:10 47:24
<b>sitting</b> 58:25	<b>speaking</b> 69:10	36:12 48:15	29:21 45:24	68:23
67:13,16 83:4	<b>specific</b> 19:8	54:12 65:16	74:3,20	<b>taken</b> 9:2 17:14
84:3	23:15 62:3	69:10,13 71:5	<b>subsequent</b>	67:17 89:5,7
<b>situated</b> 50:20	69:13 71:7	<b>statute</b> 17:8	22:15 26:12	<b>takes</b> 8:23 17:19
51:14,16	<b>specifically</b> 16:8	<b>statutes</b> 10:4	<b>substantiates</b>	41:23
<b>situation</b> 19:21	72:2	17:23	19:9	<b>talk</b> 9:9 21:22
73:10 77:24	<b>specifies</b> 42:9	<b>Steinburg</b> 78:7	<b>successfully</b>	25:7
78:3,4,17,18	<b>spend</b> 85:4	<b>stenographic</b>	55:16	<b>talked</b> 79:12
82:23 85:15	<b>spent</b> 30:16	89:7	<b>suddenly</b> 67:6	<b>talking</b> 50:23
87:21	<b>spots</b> 69:4	<b>step</b> 40:23	<b>suggest</b> 79:13	59:14 61:22
<b>six</b> 25:14 84:6	<b>square</b> 23:17,18	65:6	<b>suggestion</b>	76:5
<b>size</b> 13:25 14:8	45:22,23,24	<b>stick</b> 41:9 76:10	79:14	<b>talks</b> 74:22
14:17,19,20	<b>St</b> 4:18 9:1 13:15	<b>Stifel</b> 37:25	<b>Suite</b> 27:2 30:11	<b>tall</b> 23:13
15:10 69:12	47:2	50:4 56:25	<b>summary</b> 47:12	<b>taller</b> 14:24
71:7 72:3 73:4	<b>staff</b> 2:9 3:7 4:8	72:18	55:21	20:20
73:13	9:6 10:5,13	<b>Stifel's</b> 42:24	<b>supervision</b>	<b>tastefully</b> 86:4
<b>sized</b> 73:7	18:1,25 19:3	<b>stipulate</b> 9:11	89:8	<b>team</b> 30:23 31:3
<b>skies</b> 76:12	33:18 42:2	<b>stipulated</b> 49:19	<b>support</b> 61:5	<b>tech</b> 63:16,19
<b>slide</b> 69:20	59:13,20,22	<b>stipulation</b>	<b>suppose</b> 50:8	63:23
<b>slides</b> 69:23	60:9 61:4	49:16	<b>supposed</b> 66:14	<b>technologies</b>
<b>slight</b> 85:3,5	68:23 76:2	<b>stipulations</b>		35:6
				<b>technology</b>
				31:22 32:3

CITY OF CHESTERFIELD BOA 12/5/2017

34:25 36:10 38:10 40:9,15 41:4,8 43:15,17 45:2,3 46:4 47:25 48:3,21 49:12,15 51:18 54:5,10,11 55:6,23 59:11 61:1,15,19 63:4 65:10,16,19 66:3,25 67:13 67:14 68:8,13 68:25 71:3,15 75:4,4,9 76:12 78:10 79:16 85:1	<b>tenants</b> 48:20 49:21 75:18 75:23 <b>terms</b> 55:1 <b>testifies</b> 12:6 <b>testimony</b> 29:25 <b>thank</b> 6:1,15 10:25 11:10 12:9 26:19 27:5 30:3,7 32:22,23 33:11,15 54:3 55:12 60:17 72:22 73:22 76:18 77:2,2,3 77:4,14 80:7 80:14,20,25 81:1,2,4 88:2	83:4,20,23 84:2,4 85:2,12 85:14,14,17,18 85:20,21 86:2 86:4 87:18,21 <b>thinking</b> 65:13 <b>thinly</b> 76:16 <b>third</b> 69:15 <b>thought</b> 15:25 33:12 46:17 <b>three</b> 21:5 73:5 73:12 84:7 <b>throw</b> 44:21 49:10 <b>ticker</b> 74:23 <b>tides</b> 51:20 <b>time</b> 5:5,7 11:19 22:10,12 24:16 25:3 26:9,18 27:13 28:11 31:15,17,21 33:23 34:11 35:17 36:6,8 36:11,13,14,14 38:5,11 39:2 39:21 40:2 41:10,22 42:13 42:17,24 43:13 43:16,19,24 45:20,21,24 46:1 48:18,19 49:13,15 50:3 50:7 53:18 54:5,8 55:8 55:10,18 56:4 56:6 57:1 59:1 59:3,10 60:17 61:16 65:19 67:8 68:9,22 71:22 72:8 74:8,21,23 75:1,5,7 76:24 78:9 79:9,24 79:25 80:1,6 81:3,14 84:1 85:23 89:6	<b>times</b> 67:7 84:12,15 <b>timing</b> 76:5 <b>today</b> 9:21 10:8 57:14 78:10 81:7 <b>told</b> 84:14,14 <b>tongue-in-ch...</b> 80:25 <b>tonight</b> 13:8 16:19 20:2 23:16 30:22 31:8 33:16 62:6,17 63:1 67:18 77:17 <b>tonight's</b> 62:19 <b>top</b> 34:1,7 38:14 <b>topography</b> 18:10 <b>total</b> 23:18 28:12 79:4 <b>totally</b> 73:1 <b>tough</b> 87:20 <b>tracking</b> 64:1 <b>traded</b> 34:10 <b>trades</b> 65:17 <b>traditional</b> 63:23 <b>traffic</b> 27:19,23 <b>transcribed</b> 89:8 <b>transcript</b> 1:9 89:10 <b>travel</b> 31:18 <b>tree</b> 43:9 <b>trees</b> 43:8 <b>trimming</b> 43:9 <b>true</b> 89:10 <b>truly</b> 48:16 83:23 <b>trust</b> 49:1 <b>trying</b> 40:13 41:24 53:10 54:20 55:11 57:18 73:12 79:2 <b>Tuesday</b> 60:18	<b>turn</b> 81:10 <b>twice</b> 57:24 <b>two</b> 21:4,5 31:4 47:16 48:13 50:1 61:20 69:4 73:6 76:7 84:5,7 <b>type</b> 16:4 24:17 35:13 45:3 47:25 48:22 49:8 59:11,15 62:24 63:21 72:8 78:22 85:13 86:7 <b>types</b> 22:9 <b>typical</b> 19:10 <b>typically</b> 18:8
<b>U</b>				
<b>U</b> 2:6				
<b>UDC</b> 14:18,20 15:2 16:6,7,9 22:15 28:22 43:13 46:19,21 46:22 63:13 <b>ultimately</b> 45:14 45:25 48:20 50:24 61:15 62:6 68:24 71:23				
<b>Um</b> 39:23				
<b>understand</b> 29:4 45:1,8 46:14 52:9,13 57:7 58:6 64:9,21 66:24 68:23 71:3,10 71:20 75:17 76:8,10 77:19				
<b>understanding</b> 24:2 37:8 39:20,25 57:1				
<b>undue</b> 19:23				
<b>unfairly</b> 40:10				
<b>unfavorable</b> 9:1				
<b>unfortunately</b> 69:18				

CITY OF CHESTERFIELD BOA 12/5/2017

Unified 14:10 15:9 16:16 22:18 46:16,19	78:5,7,19 79:8	48:16 51:2,2,4 51:17,21 53:16 54:9 59:15 70:14,17,21,24 71:4,12,24 72:17 73:16 74:14	65:5 70:23 78:13 80:23 85:18	79:2
unique 18:9	vandalism 24:10,17	54:9 59:15 70:14,17,21,24 71:4,12,24 72:17 73:16 74:14	wanting 38:4 74:13	we've 40:3,12 42:2 45:5 59:1 68:13,16 74:3,6,20 84:11,14
uniqueness 52:25	variance 3:8 8:5,14,19,24 10:10,16 15:2 17:12,21 18:19 18:21,25 19:9 19:16 20:2 22:11,13 23:15 24:22 30:21 31:14,20 32:14 34:17,21 36:7 36:25 37:11,17 37:18 40:7 42:8 45:10,24 48:22 49:9 50:13 52:25 55:6,18,25 60:12 61:11 62:2,4,10,16 65:6 66:14,18 69:12 75:5 83:17 86:17 87:4	videos 45:18 48:15 71:25	Ward 15:14 21:21 76:22	weeks 66:4 84:7
unit 59:4,8	United 10:4	view 84:4	Warning 30:24	weight 9:18
Unlimited 21:21 21:22 22:1	Unnecessary 17:24 19:5 55:20	viewing 17:20	Warren 31:5 32:20 33:4,21	welcome 39:11 50:5
unprecedented 41:25	unprecedented 41:25	visible 19:13 43:2	wash 71:17	went 78:8
upcoming 78:17	update 43:21 51:20 61:19 67:12 75:4	visit 33:15	wasn't 56:8 77:10	West 1:4 44:5 54:13
update 43:21 51:20 61:19 67:12 75:4	updated 32:3 42:14 43:15 75:9 78:14	vote 2:18 7:3 8:22 83:16 84:4 86:8,14 87:3,9,11,15	watching 83:4	whatnot 24:13 71:23
updated 32:3 42:14 43:15 75:9 78:14	updating 41:16 74:10	voted 86:24	water 18:11	whatsoever 41:7 51:7
updating 41:16 74:10	upper 40:8 43:17 49:17 61:20	votes 8:23	way 17:24 21:1 31:19 33:17 34:5 36:1,17 40:24 41:17 41:24 50:20 51:16,19 53:1 55:16 58:17 62:24 65:25 75:17 77:17 79:14 85:17,19	WHEREOF 89:12
upper 40:8 43:17 49:17 61:20	urban 13:3 78:2 78:23 79:9	<hr/> W <hr/>	we'll 7:17 33:18 36:3,8 58:24 75:5 79:6 82:7	whichever 49:18
urban 13:3 78:2 78:23 79:9	use 19:17 27:17 31:12,15 32:8 35:24 51:2 54:6 58:25 59:11 63:14,25 64:7 66:19 68:3,13 72:4 73:14,21 86:2	wait 68:22	we're 9:11 10:8 11:13 13:7 16:19 33:24 34:24 35:9,9 36:1,15 36:19,25 37:11 37:18 38:7 40:23 41:19 41:24 42:1,18 42:19 43:11,25 46:3,3 48:19 50:23 52:14 54:14,25 55:9 58:7,21 61:15 63:22 65:7,21 67:15 68:5 72:12,12 73:11 73:12 74:23	white 73:9
use 19:17 27:17 31:12,15 32:8 35:24 51:2 54:6 58:25 59:11 63:14,25 64:7 66:19 68:3,13 72:4 73:14,21 86:2	uses 68:1	Walgreen 31:13	Wild 68:10	wide 23:13
utilized 31:22 69:1	utilizes 32:3	walk 51:8	willing 60:2,5 66:2	Wild 68:10
utilizes 32:3	<hr/> V <hr/>	want 5:18,19 6:6 10:12,14 13:5 27:19 29:4,18 34:18 35:23 38:10,13 39:17 45:20 47:20 48:19 51:8 53:6 56:18 57:4,17,23 58:15,16,18,21 59:23 61:10 62:5,18 63:9 64:6,7,11,14,16 65:1 66:12 67:14 71:18 72:7,10,20 80:2,4 81:17 81:19 82:7 86:15	willingness 74:5	Willing 68:10
<hr/> V <hr/>	V 21:6	wanted 33:13 36:5 40:25 44:21 46:7	wintertime 55:21	willing 60:2,5 66:2
V 21:6	V-shaped 13:21 34:4	variances 19:21 66:15	wish 26:6 72:23 74:7 75:13 76:23	willingness 74:5
V-shaped 13:21 34:4	valley 45:7 48:9	variations 14:18	wishes 76:21	wintertime 55:21
valley 45:7 48:9		various 31:25	withdraw 62:3 62:21 70:7,10	wish 26:6 72:23 74:7 75:13 76:23
		vary 67:20,21 71:15	witness 2:10 11:24 12:1 20:19,23 21:3 22:1,4 26:7 29:19 30:4 33:9 77:12 80:12,16 89:12	wishes 76:21
		Vegas 42:1	witnesses 9:7 29:21,25	withdraw 62:3 62:21 70:7,10
		veiled 76:16	wonderful	witness 2:10 11:24 12:1 20:19,23 21:3 22:1,4 26:7 29:19 30:4 33:9 77:12 80:12,16 89:12
		verbalize 18:6		witnesses 9:7 29:21,25
		verify 56:5 66:13		wonderful
		version 10:19		
		versus 57:20		
		VICE-CHAIR 5:14 7:1,7 66:12 74:11 87:6		
		Vice-Chairwo ... 4:4		
		video 23:17 29:5,6 40:11 45:16,17,20		

CITY OF CHESTERFIELD BOA 12/5/2017

63:19 word 10:20 37:1 40:14 70:10 86:2 wording 66:7,7 words 35:24 38:12 40:14 work 61:3 64:17 67:1,12 84:5 87:22 workable 61:5 worked 28:6 78:7 working 24:7 40:8 41:19 66:4 works 41:22 world 49:2 wouldn't 34:20 34:20 wound 77:20 wrong 35:20 wrote 47:7 Wyse 6:3,5	<hr/> <b>Z</b> <hr/> zoned 13:14 zoning 3:4 9:15 13:15 <hr/> <b>0</b> <hr/> 03-2017 2:7 7:19 9:5,7 13:5 <hr/> <b>1</b> <hr/> 13:4 9:14 11:9 21:21 10 3:6,7,8,9,11 31:12 65:11 12 2:11 65:11 120 27:1 30:10 180-degree 48:3 1973 13:16 1988 13:17 <hr/> <b>2</b> <hr/> 2 3:5 9:19 15:14 2.25 13:25 20 17:3 35:3 2005 22:14 56:9 2013 12:17 2017 1:13 2:5 5:2,8 6:22 13:23 14:6 15:12 17:3 2018 89:21 21st 41:3,4 23 16:25 17:13 24 45:22,23 24-square 73:5 25.13 23:13 26 89:21 27 2:12 <hr/> <b>3</b> <hr/> 3 3:6 9:22 30 2:14 9:3 314 4:19 32 3:14 33 2:15	36 2:16 <hr/> <b>4</b> <hr/> 4 3:7 10:5 16:16 40 13:19 27:22 85:14 40/64 43:3 <hr/> <b>5</b> <hr/> 5 1:13 2:4 3:8 5:2,8 10:7 50 55:22 68:6 500 2:7 7:19,23 9:5 13:5 31:1 86:17 <hr/> <b>6</b> <hr/> 6 2:5,5 3:9 6:22 10:11 6:00 1:14 60 62:21 63017 1:5 63101 4:18 63105 27:3 30:12 644-2191 4:19 690 1:4 <hr/> <b>7</b> <hr/> 7 3:11 10:15,18 11:9 7:39 88:8 70 23:17,18 45:24 70-square 57:12 71:24 700 27:2 30:11 711 4:17 <hr/> <b>8</b> <hr/> 8 10:3 81 2:17 86 2:18 88 2:20 89 2:21 17:22 <hr/> <b>9</b> <hr/> 9 3:4,5 14:6	15:12 9.13 23:13 93 78:4
---	--	--	--------------------------------