



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

AUGUST 3, 2020

The meeting was called to order at 7 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the July 20, 2020 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the July 20, 2020 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, August 17, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Susan Piazza, Republic Services, stated that she was available to answer questions pertaining to the Solid Waste Agreement.

Mr. Ray Bosenbecker, 1920 Lanchester Court, representing Citizens for Developing Downtown Chesterfield, made comments pertaining to Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

Ms. Kelli Unnerstall, 14649 Summer Blossom Lane, representing Citizens for Developing Downtown Chesterfield, made comments pertaining to Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

Mr. George Stock, 257 Chesterfield Business Parkway, stated that he was available to answer questions pertaining to Bill No. 3297 (P.Z. 19-2019 Briarcliffe Villas [13987 & 14001 Olive Blvd.]), Bill No. 3298 (P.Z. 20-2019 Briarcliffe Villas [14001 Olive Blvd.]), Bill No. 3312 (P.Z. 04-2020 234 Chesterfield Industrial Boulevard [Success Promotions]), and Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

Mr. Jeff Tegethoff, Wildhorse Village LP, stated that he was available to answer questions pertaining to Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

Mr. Rob Kilo, 16734 Benton Taylor Drive, made comments pertaining to Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3297	Repeals City of Chesterfield Ordinance Number 2213 creating a Planned Environment Unit Procedure within an “R-3” Residence District for two (2) tracts of land totaling 29.4 acres located on Olive Boulevard (P.Z. 19-2019 Briarcliffe Villas {13987 & 14001 Olive Blvd} 16R340207 & 16R340151) (First Reading) Planning
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Commission recommends approval. Planning & Public Works Committee recommends approval. Held at July 20, 2020 meeting at Petitioner's request

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Monachella, to accept the petitioner's request to withdraw Bill No. 3297. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3298 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an "R-3" Residence District to a "PUD" Planned Unit Development for a 29.4 acre tract of land located on the north side of Olive Boulevard (P.Z. 20-2019 Briarcliffe Villas {14001 Olive Blvd} 16R340151) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends denial. Held at July 20, 2020 meeting at Petitioner's request**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, to accept the petitioner's request to withdraw Bill No. 3298. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3300 Adopts and enacts the Building, Existing Building, Mechanical, Residential, Electrical, Plumbing, Property Maintenance, Swimming Pool and Spa, and Explosives Codes of the City of Chesterfield, Missouri **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3300. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3300 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3300 with the following results: Ayes – DeCampi, Monachella, McGuinness, Hurt, Ohley, Mastorakos, Moore and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3300 approved, passed it and it became **ORDINANCE NO. 3112**.

Bill No. 3312 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an "M3" Planned Industrial District to a "PI" Planned Industrial District for a 1.212 acre tract of land at 234 Chesterfield Industrial Boulevard, located south of the intersection of Edison Avenue and Chesterfield Industrial Boulevard (P.Z. 04-2020 {Success Promotions} 18U430158) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3312. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3312 was read for the first time.

Bill No. 3313 Amends Article 04-03 Lighting Standards of the Unified Development Code {P.Z. 05-2020 City of Chesterfield (Unified Development Code – Article 4)} **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3313. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3313 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to approve a two year time extension for 805 Chesterfield Center (Shelbourne Senior Living); a two year time extension for 17971 North Outer Forty Road (Breckenridge Material); and an eighteen month time extension for P.Z. 14-2016 (18331, 18333 & 18335 Chesterfield Airport Rd.) (LSL I, LLC and LSL II, LLC) as recommended by the Planning & Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Monachella made a motion, seconded by Councilmember Ohley, to approve the Planning & Public Works Committee recommendation to initiate negotiations with Republic Services for solid waste services. A voice vote was taken with an affirmative result (Councilmembers Hurt and DeCampi voted “Nay”) and the motion was declared passed.

Bill No. 3311 Amends City of Chesterfield Ordinance 3023 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2020 Downtown Chesterfield [Wild Horse Village, LP] - 18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments recommended by PPW Committee**

Councilmember Hurt made a motion, seconded by Councilmember Moore, to amend Green Sheet Amendment Nos. 1-2 (page 1 of the green sheet), by changing the height limitation from fifty feet to a maximum of three stories. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3311.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to approve Green Sheet Amendment Nos. 1-21 (pages 1-7 of the green sheet). A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment Nos. 1-21 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to accept Pink Sheet Amendment Nos. 1-2 (page 1 of the pink sheet). A voice vote was taken with a unanimous affirmative result and the motion to accept Pink Sheet Amendment Nos. 1-2 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Mastorakos, to accept Pink Sheet Amendment Nos. 3-4 (page 2 of the pink sheet). A voice vote was taken with a unanimous affirmative result and the motion to accept Pink Sheet Amendment Nos. 3-4 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to accept Pink Sheet Amendment Nos. 5-6 (page 3 of the pink sheet) impacting only the two buildings shown to be restaurants, and does not preclude walk-outs, basements or roof-top seating. A voice vote was taken with a unanimous affirmative result and the motion to accept Pink Sheet Amendment Nos. 5-6 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to accept Pink Sheet Amendment Nos. 7-8 (page 4 of the pink sheet). A voice vote was taken with a unanimous affirmative result and the motion to accept Pink Sheet Amendment Nos. 7-8 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to accept Green Sheet Amendment Nos. 22-23 (page 8 of the green sheet), with amended language to read: "Maximum building height for Lot 5D residential buildings: 110 feet at grade of adjacent roadway exclusive of mechanical units." A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment Nos. 22-23 as amended was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to accept Green Sheet Amendment Nos. 24-25 (page 9 of the green sheet), with an amendment providing a five story maximum height for buildings fronting Wildhorse Creek Road between the I-64 off-ramp and intersection of Chesterfield Parkway West (proposed Lot 3A). A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment Nos. 24-25 as amended was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Monachella, to accept Green Sheet Amendment No. 26 (page 10 of the green sheet), with an amendment to requirements for the view corridor, changing the dimension from twenty-five feet to seventy-five feet. A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment No. 26 as amended was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to accept Green Sheet Amendment No. 27 (page 10 of the green sheet), with an amendment stating that any rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design. A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment No. 27 as amended was declared passed.

A voice vote was taken on the original motion for first reading of Bill No. 3311 with a unanimous affirmative result and the motion, as amended, was declared passed. Bill No. 3311 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, August 20, at 5:30 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, indicated that she had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Michelle Ohley, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Monday, August 10, at 5:00 p.m.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee is scheduled for Tuesday, August 11, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that he had no report this evening.

OTHER LEGISLATION

Bill No. 3309	Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials (Second Reading)
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Councilmember Ohley made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3309. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3309 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3309 with the following results: Ayes – Monachella, Ohley, Moore, McGuinness, Keathley, Hurt, DeCampi and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3309 approved, passed it and it became **ORDINANCE NO. 3113**.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:58 p.m.



Mayor Bob Nation

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 8/17/2020