



## **RECORD OF PROCEEDING**

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

**MARCH 21, 2022**

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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 Aaron Wahl  
Councilmember Mary Ann Mastorakos  
Councilmember Dan Hurt  
Councilmember Michael Moore  
Councilmember Tom DeCampi  
Councilmember Gary Budoor

#### **APPROVAL OF MINUTES**

The minutes of the March 7, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the March 7, 2022 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 General Municipal Election will be held on Tuesday, April 5 and urged everyone to vote.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, April 19, at 7 p.m.

## **COMMUNICATIONS AND PETITIONS**

Mayor Nation presented a proclamation in recognition of the 100<sup>th</sup> Anniversary of the Philanthropic Educational Organization (PEO).

Ms. Louise Nation, 17669 Bridgeway Drive, spoke in support of Pickleball.

Ms. Jeannie Aumiller, McBride Homes, spoke on behalf of McBride Homes in support of Bill No. 3385 (P.Z. 08-2021 McBride Byrne LLC [Boone's Ridge]), Bill No. 3386 ( P.Z. 11-2021 Estates at Fire Rock [McBride Berra Land Co., LLC]), and Bill No. 3387 (P.Z. 12-2021 Estates at Fire Rock [McBride Berra Land Co., LLC]).

Ms. Jessica Clark, 1007 Chesterfield Forest Drive, Wildwood, introduced herself as a candidate for the Rockwood School Board.

Mr. Manish Patel, 934 Silver Buck Lane, spoke in support of Cricket.

Mr. Ravikumar Chockalingam, 16762 Benton Taylor Drive, spoke in support of Cricket.

## **APPOINTMENTS**

There were no appointments scheduled on the agenda for this meeting.

## **COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION**

### **Planning/Public Works Committee**

Bill No. 3385	Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District and "E-1AC" Estate District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for a 26.8-acre tract of land located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive (P.Z. 08-2021 McBride Byrne LLC [Boones' Ridge] 18V520115, 18V520126, 18V520160, 18V520027, 18V510381) <b>First Reading – Planning Commission recommends approval with setback modification. Planning &amp; Public Works Committee recommends approval with setback</b>
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**modification and landscape buffer modification. There are two proposed amendments, each of which requires separate, 2/3rds, majority vote for approval. Green Sheet Amendment recommended by Planning & Public Works Committee. Only one of the amendments is in the proposed green sheet**

Bill No. 3386 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “LLR” Large Lot Residential District to the “E-1AC” Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 11-2021 {McBride Berra Land Company, LLC.} 18V130099, 18V140065, & 18V140098) **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Bill No. 3387 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “E-1AC” Estate One Acre District to a “PUD” Planned Unit Development for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 12-2021 {McBride Berra Land Company, LLC} 18V130099, 18V140065, & 18V140098) **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Hurt, for the first reading of Bill Nos. 3385, 3386 and 3387.

Councilmember Mastorakos made a motion to amend Bill No. 3385, seconded by Councilmember Moore, to eliminate the landscape buffer requirement on Lots 1B and 2B. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Wahl, to accept the proposed modification to the structure setback for Bill No. 3385. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A voice vote was taken on the motion for first reading of Bill Nos. 3385, 3386 and 3387, with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3385, 3386 and 3387 were read for the first time.

Councilmember DeCampi made a motion, seconded by Councilmember Wahl, to suspend the rules and read Bill Nos. 3385, 3386 and 3387 for the second time, since they were delayed due to a weather-related meeting cancellation. A roll call vote was taken with the following results: Ayes – DeCampi, Wahl and Budoor. Nays – Mastorakos, McGuinness, Moore, Monachella and Hurt. Mayor Nation declared the motion failed.

Bill No. 3388      Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District and “R-1” Residential District to an “E-1/2 AC” Estate District for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 17-2021 Legends at Schoettler Pointe, 19S640152 & 19S640657] **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3388. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3388 was read for the first time.

Bill No. 3389      Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “E-1/2 AC” Estate District to “PUD” Planned Unit Development for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 18-2021 Legends At Schoettler Pointe, 19S640152 & 19S640657] **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3389. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3389 was read for the first time.

Bill No. 3390      Amends Article 04, Section 405.04.050 Sign Requirements and Article 10 Section 405.10.040 Signage Terms of the Unified Development Code {P.Z. 16-2021 City of Chesterfield (Unified Development Code-Articles 4 and 10)} **First Reading – Planning Commission recommends Approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments recommended by Planning & Public Works Committee**

Councilmember Monachella made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3390, with the green sheet amendment incorporated. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3390 was read for the first time.

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

#### **Finance and Administration Committee**

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening.

### **Parks, Recreation & Arts Committee**

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, summarized the status of recommendations for Central Park Pickleball courts. Councilmember DeCampi made a motion, seconded by Councilmember McGuinness, to postpone action indefinitely, relative to Pickleball courts.

Councilmember Wahl made a motion to amend, seconded by Councilmember Budoor, to postpone action on Pickleball courts and to refer the issue to the Parks, Recreation and Arts Committee for their first meeting after the April 2022 election. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the original motion as amended, with a unanimous affirmative result and the motion, as amended, was declared passed.

### **Public Health & Safety Committee**

Bill No. 3383      Amends municipal code chapter 605 regulating commercial solicitation **(Second Reading) Public Health and Safety Committee recommends approval**

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3383. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3383 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3383 with the following results: Ayes – Hurt, DeCampi, Moore, Monachella, Mastorakos, Budoor, Wahl and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3383 approved, passed it and it became **ORDINANCE NO. 3185**.

Bill No. 3384      An ordinance of the City of Chesterfield amending the municipal code related to vehicle tampering by adding a new section to be known as Vehicle Prowling **(Second Reading) Public Health and Safety Committee recommends approval**

Councilmember DeCampi made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3384. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3384 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3384 with the following results: Ayes – Moore, Budoor, Wahl, Hurt, DeCampi, McGuinness, Mastorakos and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3384 approved, passed it and it became **ORDINANCE NO. 3186**.

## **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel indicated that there were no action items from the City Administrator on the agenda for this meeting.

## **OTHER LEGISLATION**

There was no "Other Legislation" scheduled for this meeting.

## **UNFINISHED BUSINESS**

There was no unfinished business scheduled on the agenda for this meeting.

## **NEW BUSINESS**

There was no new business.

## **ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:21 p.m.

  
Bob Nation  
Mayor Bob Nation

**ATTEST:**

Vickie McGownd  
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 3/28/2022