



RECORD OF PROCEEDING

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

OCTOBER 3, 2022

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 Merrell Hansen
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the September 19, 2022 City Council meeting were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the September 19, 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 next meeting of City Council is scheduled for Tuesday, October 18, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation congratulated Councilmember Mastorakos, who had recently been recognized by the St. Andrews Charitable Foundation for her leadership and volunteerism.

APPOINTMENTS

Mayor Nation nominated Mr. Robert Puyear and Ms. Laura Houck for re-appointment to the Police Personnel Board. Councilmember Hurt made a motion, seconded by Councilmember Moore, to re-appoint Mr. Robert Puyear and Ms. Laura Houck to the Police Personnel Board for terms of three years each. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3402 Repeals City of Chesterfield Ordinance Number 2105 and changes the boundaries of the “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 22.78-acre tract of land located on the north side of Outer 40 Road [P.Z. 05-2022 Gateway Golf Center **(First Reading) Planning Commission recommends approval with the requested setback modifications. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by Planning & Public Works Committee**

Bill No. 3403 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “M3” Planned Industrial District to a “PC” Planned Commercial District for a 34.02-acre tract of land located on the north side of Outer 40 Road **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by Planning & Public Works Committee**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the first reading of Bill Nos. 3402 and 3403.

Councilmember Hurt made a motion, seconded by Councilmember Hansen, to amend Bill Nos. 3402 and 3403 by incorporating Amendment #1 from the Planning/Public Works green sheet, to include retail uses O (Retail Sales Establishment – Community) and P (Retail Sales Establishment – Neighborhood). 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 Monachella, to amend Bill Nos. 3402 and 3403 by incorporating Amendment #2 from the Planning/Public Works green sheet, to include the bar and brewpub as ancillary uses. Councilmember Wahl made a motion to further amend Amendment #2 by also adding restaurant uses L (Restaurant-Sit Down), M (Restaurant-Fast Food, No Drive-Thru), and N (Restaurant-Take Out) as ancillary uses. Councilmember Wahl retracted his motion, in order to allow all amendments to be voted on separately. A voice vote was taken on the original proposed Amendment #2, with a unanimous affirmative result, and the motion to amend was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Budoor, to amend Bill Nos. 3402 and 3403 by incorporating Amendment #3 to restrict the hours of operation for restaurant uses L (Restaurant-Sit Down), M (Restaurant-Fast Food, No Drive-Thru), and N (Restaurant-Take Out) to the hours of 6 am to 11 pm. A voice vote was taken with a negative result (Councilmembers Moore and Monachella voted “Aye”) and the motion to amend was declared failed.

A voice vote was taken for the first reading of Bill Nos. 3402 and 3403 as amended, with a unanimous affirmative result, and the motion was declared passed. Bill Nos. 3402 and 3403 were read for the first time.

Bill No. 3404 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 13.02-acre tract of land located on the south side of Interstate 64, north of Chesterfield Airport Road and east of Long Road **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3404. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3404 was read for the first time.

Bill No. 3405 Amends City of Chesterfield Ordinance 3015 to authorize replacement construction and maintenance deposit agreements and sureties for the Alexander Woods Subdivision **(First & Second Readings) Planning & Public Works Committee recommends approval**

- Bill No. 3406 Establishes five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri **(First Reading) Planning & Public Works Committee recommends approval**
- Bill No. 3407 Establishes an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the first reading of Bill Nos. 3405, 3406 and 3407. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3405, 3406 and 3407 were read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3405. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3405 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3405 with the following results: Ayes – McGuinness, Hansen, Hurt, Moore, Monachella, Mastorakos, Budoor and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3405 approved, passed it and it became **ORDINANCE NO. 3203**.

Councilmember Hurt announced that the next meeting of this Committee, scheduled for Thursday, October 6, at 5:30 p.m., has been canceled.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee is scheduled for Monday, October 10, at 5:00 p.m., as a Committee of the Whole.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Public Health & Safety Committee

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee is scheduled for Monday, October 17, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Bradley Fuel & Repair, located at 14298 Ladue Road, has requested a new liquor license for retail sale of all kinds of liquor in

original package not to be consumed on premise. Councilmember Wahl made a motion to approve issuance of a new liquor license to Bradley Fuel & Repair. Initially, no one seconded the motion, so City Attorney Chris Graville reminded Council that the liquor license application meets all requirements of the City of Chesterfield Municipal Code; and has been reviewed and recommended for approval by both the Police Department and Planning & Development Services. Councilmember Wahl asked if members of Council were putting themselves at risk for litigation if they refused to approve this liquor license. City Attorney Graville responded that the petitioner meets the requirements of the City's ordinance and staff has made their recommendation for approval; however, if Council chooses to postpone, he recommended it be placed on the next City Council meeting agenda. The motion ultimately died due to lack of a second.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to postpone consideration of the liquor license until the November 7 City Council meeting, allowing additional time for the petitioner to remedy ongoing items of non-compliance at the premises. A voice vote was taken with an affirmative result (Councilmember Wahl voted "Nay") and the motion was declared passed.

OTHER LEGISLATION

There was no other legislation scheduled for this meeting.

UNFINISHED BUSINESS

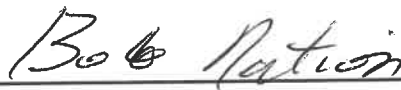
There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:59 p.m.



Mayor Bob Nation

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 10/18/2022