



## RECORD OF PROCEEDING

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

**SEPTEMBER 5, 2023**

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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 Merrell Hansen  
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the August 21, 2023 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve

the August 21, 2023 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, September 18, at 7 p.m.

### **COMMUNICATIONS AND PETITIONS**

Ms. Lauren Strutman, 16676 Old Chesterfield Road, stated that she was available to answer any questions pertaining to Bill No. 3467 (P.Z. 11-2023 Burkhardt Pace, Lot 11).

The following individuals spoke in support of Bill No. 3463 (P.Z. 06-2023 Chesterfield Village Mall [TSG Downtown Chesterfield Redevelopment, LLC]):

- Mr. Glen Jamboretz, 422 Conway Meadows Drive
- Ms. Debbie Shaw-Franke, 1520 Froesel Drive
- Mr. John Nations, 8 Baxter Lane
- Mr. Don Guenther, 14853 Grantley Drive
- Mr. Rick Rice, 17747 Greystone Terrace
- Ms. Kelli Unnerstall, 14649 Summer Blossom Lane – expressed gratitude to TSG and elected officials for their cooperation

Ms. Patricia Tocco, 14720 Whitebrook Drive, made comments regarding Council issues and challenges pertaining to Bill No. 3463 (P.Z. 06-2023 Chesterfield Village Mall [TSG Downtown Chesterfield Redevelopment, LLC]).

### **APPOINTMENTS**

Mayor Nation nominated Mr. Walter Bilgram for appointment to the Planning Commission. Councilmember Hansen made a motion, seconded by Councilmember Budoor, to appoint Mr. Walter Bilgram to the Planning Commission for a term of four years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mayor Nation nominated Mr. John Foster Jr. for appointment to the Police Personnel Board. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to appoint Mr. John Foster Jr. to the Police Personnel Board for a term of three years. 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. 3463 Amends the zoning ordinance of the City of Chesterfield by changing a “C-8” Planned Commercial District to a “PC&R” Planned Commercial and Residential District for 96.017 acres of land located on the south side of Interstate I-64/South Outer 40 Road, east and north of Chesterfield Parkway and west of Clarkson/MO State Highway 340 **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Budoor, for the second reading of amended Bill No. 3463.

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to amend Attachment A, Section I.A.2 by adding Section C as follows:

Parcels B1, B2 and B8 as shown on the Preliminary Development Plan shall only be used for commercial uses as defined in Section 405.03.040 J, PC&R Planned Commercial & Residential District of the UDC and as permitted in this Attachment.

A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken, for the second reading of amended Bill No. 3463, with a unanimous affirmative result and the motion was declared passed. Bill No. 3463 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3463, including the amendment to Attachment A, with the following results: Ayes – Budoor, Mastorakos, Moore, Wahl, McGuinness, Monachella, Hurt and Hansen. Nays – None. Whereupon Mayor Nation declared Bill No. 3463 approved, passed it and it became **ORDINANCE NO. 3255**.

Bill No. 3464 Authorizes waiver of compensation and dedicates temporary slope construction licenses in connection with St. Louis County project number AR-1768, Chesterfield Parkway West (South) resurfacing in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3464. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3464 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3464 with the following results: Ayes – Hurt, Monachella, Moore, Budoor, Wahl, McGuinness, Hansen and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3464 approved, passed it and it became **ORDINANCE NO. 3256**.

Bill No. 3466           Repeals City of Chesterfield Ordinance No. 3197 for a “PI” Planned Industrial District and creates a new “PI” Planned Industrial District located east of Eatherton Road and north of Wings Corporate Drive (17W130064) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3466. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3466 was read for the first time.

Bill No. 3467           Amends the Unified Development Code of the City of Chesterfield by changing the ordinance of the existing “PC” Planned Commercial District to a new “PC” Planned Commercial District with Landmark Preservation Area for 0.32 acres of the Historical District, located on the south side of Old Chesterfield Road (P.Z. 11-2023 Burkhardt Place, Lot 11 [17T220036]) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3467.

Councilmember Monachella made a motion, seconded by Councilmember Hansen, to amend Bill No. 3467 to incorporate the green sheet amendments, as recommended by the Planning & Public Works Committee. 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. Bill No. 3467 was read for the first time.

Bill No. 3468           Repeals the 2015 International Property Maintenance Code and Local amendments thereto **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3468. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3468 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, September 7, at 5:30 p.m.

#### **Finance & Administration Committee**

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, announced that the next meeting of this Committee is scheduled for Tuesday, October 3 at 5:30 p.m., as a Committee of the Whole.

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

Councilmember Mary Monachella, 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 Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Moore, to approve a proposed resolution authorizing the City of Ballwin, Missouri to install a license plate recognition camera within the municipal boundaries of the City of Chesterfield. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 489.

#### **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel indicated that he had no report this evening, but there was one action item under "Other Legislation" for which he would be requesting a motion.

#### **OTHER LEGISLATION**

Bill No. 3469	Provides for the approval of a record plat and escrow agreements for Spirit Valley Business Park II, a 27.35 acre tract of land zoned "PI" Planned Industrial located south of Olive Street Road, east of Eatherton Road and west of Spirit Valley Central Drive <b>(First and Second Reading) Planning Commission recommends approval</b>
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Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3469. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3469 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3469 with the following results: Ayes – Monachella, Mastorakos, Hurt, Hansen, Budoor, McGuinness, Wahl and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3469 approved, passed it and it became **ORDINANCE NO. 3257**.

**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 7:51 p.m.

  
Bob Nation  
Mayor Bob Nation

**ATTEST:**

Vickie McGownd  
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 9/18/2023