City of Chesterfield

RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD
AT 922 ROOSEVELT PARKWAY
NOVEMBER 21, 1994

The meeting was called to order at 7:00 P.M.

A roll call was taken with the following results:

PRESENT	ABSENT
Mayor Jack Leonard	None
Councilmember Barry Flachsbart	
Councilmember Colleen Hilbert	
Councilmember Bill Devers	
Councilmember Ed Levinson	
Councilmember Dan Hurt	
Councilmember Alan Politte	
Councilmember Mike Cullen	
Councilmember Linda Tilley	

The Pledge of Allegiance was led by Girl Scout Troop #145 from Incarnate Word School: Kaitlin McKee, Lauren Radetic, Rachel Boone, Laura Polak and Laura Fogarty. Also in attendance was Troop Leader Cindy Radetic.

Mayor Jack Leonard led the City Council in prayer.

APPROVAL OF MINUTES

The minutes of the November 7, 1994 Public Hearing and the November 7, 1994 City Council meeting were submitted for approval. A motion was made by Councilmember Levinson, seconded by Councilmember Hurt, to approve these minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Jack Leonard placed the names of individuals submitted by Councilmembers in Wards II, III and IV in nomination to serve on the Traffic Task Force (copy attached). A motion was made by Councilmember Levinson, seconded by Councilmember Politte, to approve these individuals. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Devers stated that time was of the essence for this Task Force to take action and that it was desired to have a plan implemented within a six month period.

COMMUNICATIONS AND PETITIONS

Ms. Jeni Donohue, who resides at 7 Glen Cove Drive, expressed her opposition to Resolution #173, due to the drainage problems in her neighborhood.

Mr. Robert Wood, who resides at 591 Sunbridge, Trustee for River Bend West, expressed concern with regard to the drainage and buffer problems, as it relates to new homes being built in the neighborhood.

Ms. Linda Rosenblatt, who resides at 113 High Valley Drive, expressed her opposition to Resolution #173, due to the drainage problems in her area.

Mr. Franco Giannotti, who resides at 621 Sunbridge, expressed neutrality with regard to Resolution #173, but expressed concern with the drainage problems in his neighborhood.

Councilmember Flachsbart requested that Staff evaluate the problems in this area and submit a report of their findings to the Public Works/Parks Committee for their review. Mr. Herring acknowledged this request and indicated that information would be forthcoming.

Mr. Vance Vaughn, who resides at 17715 Birch Leaf Court, Trustee for Wildhorse Subdivision, expressed opposition to Bill #994 and the higher density zoning.

Mr. Dan Layton, who resides at 205 High Point, Trustee for High Point Subdivision, expressed opposition to Bill #994 and Bill #995 with regard to the higher density zoning.

Ms. Wendy Geckeler, who resides at 26 Chesterfield Lakes Road, expressed her opposition to Bill #994 and Bill #995 and supported preservation of greenspace.

Mr. John Hammond, who resides at 1203 Walnut Hill Farm, Trustee for Walnut Hill Farm Subdivision, expressed opposition to Bill #994 and Bill #995 which reflects higher density housing and its potential impact on the present infrastructure.

Mr. Dan Vogel, who resides at 18378 Woodlands Grove, stated that he opposes Bill #994 and Bill #995 and that he provides legal counsel to Concerned Chesterfield Residents in their attempt to protect their area and the needs of their area regarding high density housing.

Mr. Theo Korakianitis, who resides at 27 Chesterfield Lakes, Trustee for Chesterfield Lakes Subdivision, expressed opposition to higher density housing in his area and requests a moratorium until the West Area Study has been completed.

r. Gregory Smith, 100 North Broadway, attorney for E. M. Harris, the petitioner, expressed his support for Bill #994 and Bill #995, as the zoning is in compliance with the City of Chesterfield Comprehensive Plan.

COUNCIL COMMITTEE REPORTS

Finance and Administration

Councilmember Colleen Hilbert, Chairperson of the Finance and Administration Committee, reported that the Committee recommends approval of placing an ad in the 1995 Chesterfield Chamber of Commerce Directory. The half-page ad will cost $250. A motion was made by Councilmember Levinson, seconded by Councilmember Devers, to approve $250 to cover the cost of the ad to be placed in the Chamber of Commerce 1995 Directory. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hilbert next deferred to Councilmember Hurt to report on liability insurance coverage for the Board of Trustees, as she is a member of that Board. Councilmember Hurt reported that the Committee recommends approval of Fiduciary Coverage for the City of Chesterfield Retirement Board of Trustees, at a cost of $808. A motion was made by Councilmember Hurt, seconded by Councilmember Flachsbart, approve the Fiduciary Coverage for the Retirement Board of Trustees in the amount of $808. A voice vote was taken with an affirmative result (Councilmember Hilbert "abstained") and the motion was declared passed.

Councilmember Hilbert next reported that the Chamber of Commerce Economic Development Task Force has requested financial support for the Economic Development Brochure they have developed. The Finance and Administration Committee supported this project and voted to recommend a contribution of $3,000. If approved by City Council, this amount would be taken from the Contingency Fund. A motion was made by Councilmember Hilbert, seconded by Councilmember Flachsbart, to approve the expenditure of $3,000, to be taken from Contingency Fund, to support the Chamber of Commerce Economic Development Brochure. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Public Works/Parks

Councilmember Ed Levinson, Chairperson of the Public Works/Parks Committee, announced that the next meeting of this Committee has been scheduled for November 22, 1994, 11:00 A.M. - 1:00 P.M., to review the proposed budget.

Planning and Zoning

Councilmember Dan Hurt, Chairperson of the Planning and Zoning Committee reported that a Public Hearing has been scheduled for November 22, 1994, at 6:00 P.M. with regard to P.Z. 18&19-94, hesterfield Village, Inc.

Councilmember Hurt next reported that Bill #'s 994, 995, 996 and 976 will be considered for adoption under the Legislation portion of the agenda. Councilmember Hurt stated that Bill #976 will be read for the second time and if it passes, he recommends that the annexation proposal be placed on the February 7, 1995 ballot. On a motion by Councilmember Hurt, seconded by Councilmember Politte, Council voted 6 - 2 (Councilmembers Flachsbart and Hilbert voted "No") to approve placing this issue on the February 7, 1995 ballot.

Councilmember Hurt next reported on Resolution #173 which approves density development procedures for Eagle Ridge Development. A motion was made by Councilmember Hilbert, seconded by Councilmember Flachsbart, to table Resolution #173 until details would be worked out with petitioner and Director of Planning. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt next reported, as information, that the Committee recommends that the Planning Commission reconsider expansion of the boundaries of the West Area Study.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for November ', 1994, at 5:00 P.M.

Public Health and Safety

Councilmember Linda Tilley, Chairperson of the Public Health and Safety Committee, announced that the next meeting of this Committee has been scheduled for November 30, 1994, at 5:00 P.M.

REPORT OF THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that, based upon the recommendation made by Karen Irwin, A. G. Edwards Financial Advisor, Resolution #172 has been placed on the agenda for consideration for adoption. Passage of this Resolution will enable reimbursement of expenditures incurred prior to the passage of a bond issue for the various purposes that have been discussed in various meetings. Mr. Herring stated that this would only be covering expenditures that are deemed necessary prior to the actual approval of issuance of bonds. A motion was made by Councilmember Levinson, seconded by Councilmember Devers, to adopt Resolution #172. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION - PLANNING COMMISSION

LL #994 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU"

NON-URBAN DISTRICT AND "FPNU" FLOOD PLAIN "NU" NON-URBAN DISTRICT TO "R-2" 15,000 SQ. FT. RESIDENCE DISTRICT WITH A PLANNED ENVIRONMENT UNIT PROCEDURE FOR A 33.5 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD, EAST OF LONG ROAD (P.Z.13&14-94, E. M. HARRIS BUILDING CO. - WILDHORSE MEADOWS) (PLANNING COMMISSION RECOMMENDS APPROVAL)

Prior to any vote Councilmember Devers read the attached letter, indicating the relationship of his employer to the petitioner. Councilmember Devers noted that this relationship does not create a conflict and that he plans to vote.

Councilmember Politte made a motion to table Bill #994 until the West Area Study has been completed and a report has been submitted from Mr. Lane Kendig. The motion was seconded by Councilmember Cullen. Some discussion ensued. A roll call vote was taken with the following results: Ayes - Politte, Cullen. Nays - Flachsbart, Hilbert, Devers, Levinson, Hurt, Tilley. The motion was declared defeated.

A motion was made by Councilmember Hurt, seconded by Councilmember Levinson, for the first reading of Bill #994. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #994 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Levinson, for a second reading of Bill #994. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #994 was read for the second time. A roll call vote was taken for passage and approval of Bill #994, with the following results: Ayes - Devers, Levinson, Hurt, Politte. Nays - Flachsbart, Hilbert, Tilley Cullen. Mayor Leonard broke the tie vote by voting "No." Whereupon Mayor Leonard declared Bill #994 DEFEATED.

BILL #995 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO "R-1" ONE ACRE RESIDENCE DISTRICT WITH A PLANNED ENVIRONMENT UNIT PROCEDURE FOR A 13.3 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD, EAST OF LONG ROAD (P.Z. 15&16-94, E. M. HARRIS BUILDING CO. - WILDHORSE MEADOWS) (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Tilley, to table Bill #995. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL #996 AMENDS THE CITY OF CHESTERFIELD ZONING ORDINANCE TO ALLOW A COMMERCIAL SERVICE PROCEDURE (CSP) IN THE "R-2" 15,000 SQ. FT. RESIDENCE DISTRICT FOR A .92 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, APPROXIMATELY 200 FEET WEST OF WESTBURY DRIVE (P.Z. 21-

94, DAVID AND PAULINE BOLK) (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Hilbert, seconded by Councilmember Flachsbart, to suspend the rules of Council to have only the first reading of this proposed ordinance at this Council meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A motion was made by Councilmember Hilbert, seconded by Councilmember Hurt, for the first reading of Bill #996. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #996 was read for the first time.

BILL #976 DECLARES THE INTENTION OF THE CITY OF CHESTERFIELD TO ANNEX AN UNINCORPORATED AREA OF LAND IN ST. LOUIS COUNTY, MISSOURI, THAT IS CONTIGUOUS TO THE CITY OF CHESTERFIELD ALONG ITS WESTERN BORDER EXTENDING THE BORDER TO ORRVILLE ROAD AND RUNNING NORTHERLY ALONG HIGHWAY 109 TO THE INTERSECTION OF WILD HORSE CREEK ROAD TO THE EXISTING CITY LIMITS (**SECOND READING**)

A motion was made by Councilmember Hurt, seconded by Councilmember Cullen, for a second reading of Bill #976. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #976 was read for the second time. A roll call vote was taken for passage and approval of Bill #976, with the following results: Ayes - Devers, Levinson, Hurt, Politte, Cullen and Tilley. Nays - Flachsbart, Hilbert. Whereupon Mayor Leonard declared Bill #976 approved, passed it and it became ORDINANCE #965. City Attorney Beach noted that he would prepare an ordinance placing this issue on the February 7, 1995 ballot, as approved by City Council. This will be forwarded for Council consideration at the December 5 City Council meeting.

ADJOURNMENT

A motion was made by Councilmember Flachsbart, seconded by Councilmember Hurt, that the meeting be adjourned. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The meeting was adjourned at 8:30 P.M.

Jack Leonard
Mayor Jack Leonard

ATTEST:

Martha L. DeMay
Martha L. DeMay, City Clerk