



RECORD OF PROCEEDING

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

NOVEMBER 17, 2008

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

Mayor Nations 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 John Nations
Councilmember Barry Flachsbart
Councilmember Gene Schenberg
Councilmember Bruce Geiger
Councilmember Lee Erickson
Councilmember Dan Hurt
Councilmember Mike Casey
Councilmember Bob Nation
Councilmember Connie Fults

None

APPROVAL OF MINUTES

The minutes of the November 3, 2008, City Council meeting were submitted for approval. Councilmember Casey made a motion, seconded by Councilmember Schenberg, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Bill Remis, attorney for the petitioner, stated he was available to answer questions on Bill No. 2680 (P.Z. 22-2008, St. Luke's Hospital, Parcel D) and Bill No. 2682 (P.Z. 28-2007, THF Chesterfield Seven Development).

Mayor Nations recognized Mr. Miller of St. Luke's Hospital in attendance at tonight's meeting.

Andrea Conroy, representing International Tap & Bottle House, stated she was available to answer any questions about their application for a liquor license.

INTRODUCTORY REMARKS

Mayor Nations wished "Happy Thanksgiving" to everyone in attendance and announced that City Hall will be closed Thursday, November 27, and Friday, November 28, in observance of Thanksgiving Day.

Mayor Nations announced that the next meeting of City Council has been scheduled for Monday, December 1, at 7 p.m.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, reported that Bill No. 2679 (City of Chesterfield Nuisance Ordinance), Bill No. 2680 (P.Z. 22-2008, St. Luke's Hospital, Parcel D), Bill No. 2681 [P.Z. 02-2008, Stallone Pointe (Conway Pointe LLC)], Bill No. 2682 (P.Z. 28-2007, THF Chesterfield Seven Development) and Bill No. 2683 P.Z. 08-2008 (Tpheris Israel Chevra Kadish Congregation) will be considered for adoption under the "Legislation – Planning Commission" portion of the Agenda.

Councilmember Hurt next reported that Bill No. 2685 (Parking Restriction - Willow Ridge Lane) will be read for the first time under the "Legislation – Planning Commission" portion of the Agenda.

Councilmember Flachsbart made a motion, seconded by Councilmember Casey, to approve the recommendation re: forward-funding for Phase Two Parks Plan - CVAC (Change Order #2). The motion includes amending a current contract with Frederick Construction, in an amount not to exceed \$350,000, with funding coming from Parks Bond proceeds, resulting from the passage of Proposition "P". A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt next reported that Bill No. 2686 [P.Z. 24-2008, Pohlman Industrial Park (PPM/Long Road, LLC)] will be read for the first time under the “Legislation – Planning Commission” portion of the Agenda.

Councilmember Hurt made a motion, seconded by Councilmember Casey, to approve the City of Chesterfield Architectural Review Board “By-Laws/Guidelines”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt announced that the next meeting of this Committee originally scheduled for Thursday, November 20, at 5:30 p.m. has been postponed until Thursday, December 4, at 5:30 p.m.

REPORT OF THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that Planning and Development Services Director Aimee Nassif earlier announced that Project Planners Justin Wyse and Charlie Campo have attained AICP (American Institute of Certified Planners) designation and extended congratulations to these two Project Planners, for their commitment to professionalism.

Mr. Herring next reported that a liquor license request has been received by International Tap & Bottle House, to be located at 161 Long Road, to sell all kinds of liquor by the drink and Sunday sales. Councilmember Casey made a motion, seconded by Councilmember Nation, to approve issuance of the liquor license to International Tap & Bottle House. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mayor Nations welcomed Ms. Conroy and the International Tap & Bottle House to the community.

Mr. Herring next reported that a liquor license request has been received by Comfort Inn & Suites, located at 18375 Chesterfield Airport Road, to sell beer and wine by the drink and Sunday sales. Councilmember Casey made a motion, seconded by Councilmember Nation, to approve issuance of the liquor license to Comfort Inn & Suites. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION – PLANNING COMMISSION

BILL NO. 2679	REPEALS CITY OF CHESTERFIELD ORDINANCES 192, 385 AND 578 TO CODIFY THE REQUIREMENTS RELATED TO NUISANCES AND ENFORCEMENT AND TO ESTABLISH CRITERIA FOR NATIVE PLANTS, NOXIOUS WEEDS AND INVASIVE PLANTS. (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)
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Councilmember Hurt made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2679. A voice vote was taken with a unanimous affirmative result

and the motion was declared passed. Bill No. 2679 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2679 with the following results: Ayes – Schenberg, Hurt, Casey, Fults, Geiger, Flachsbart, Nation and Erickson. Nays – None. Whereupon Mayor Nations declared Bill No. 2679 approved, passed it and it became **ORDINANCE NO. 2498.**

BILL NO. 2680 REPEALS CITY OF CHESTERFIELD ORDINANCE 2372 TO ALLOW FOR CHANGES TO THE PARKING REQUIREMENTS AND PARKING SETBACKS FOR A 14.0 ACRE TRACT OF LAND ZONED “MU” MEDICAL USE DISTRICT LOCATED TO THE NORTHWEST OF THE INTERSECTION OF CONWAY ROAD AND WOODS MILL ROAD. (P.Z. 22-2008 ST. LUKE’S HOSPITAL, PARCEL D) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2680. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2680 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2680 with the following results: Ayes – Casey, Hurt, Schenberg, Nation, Fults, Erickson, Flachsbart and Geiger. Nays – None. Whereupon Mayor Nations declared Bill No. 2680 approved, passed it and it became **ORDINANCE NO. 2499.** Mayor Nations congratulated Mr. Miller and stated the City looks forward to and values the continued success of St. Luke’s Hospital.

BILL NO. 2681 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “R3” RESIDENCE DISTRICT (10,000 SQ. FT.) AND A “PC” PLANNED COMMERCIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 0.68 ACRE TRACT OF LAND LOCATED WEST OF THE CHESTERFIELD PARKWAY AND CONWAY ROAD INTERSECTION [P.Z. 02-2008 STALLONE POINTE (CONWAY POINTE LLC)] **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2681. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2681 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2681 with the following results: Ayes – Nation, Casey, Flachsbart, Schenberg, Erickson, Hurt, Fults and Geiger. Nays – None. Whereupon Mayor Nations declared Bill No. 2681 approved, passed it and it became **ORDINANCE NO. 2500.**

BILL NO. 2682

AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR AN 6.7 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD, ONE HALF MILE WEST OF THE CORNER OF CHESTERFIELD AIRPORT ROAD AND BOONE’S CROSSING [P.Z. 28-2007 THF CHESTERFIELD SEVEN DEVELOPMENT (THF SEVEN CHESTERFIELD DEVELOPMENT LLC)] (**SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Hurt made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2682. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2682 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2682 with the following results: Ayes – Fults, Hurt, Geiger, Schenberg, Nation, Casey and Erickson. Nays – Flachsbart. Whereupon Mayor Nations declared Bill No. 2682 approved, passed it and it became **ORDINANCE NO. 2501.**

BILL NO. 2683

AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO A “R2” RESIDENCE DISTRICT FOR A 4.94 ACRE TRACT OF LAND LOCATED AT 14550 LADUE ROAD, WEST OF THE INTERSECTION OF LADUE ROAD AND GREEN TRAILS (P.Z. 08-2008 TIPHERIS ISRAEL CHEVRA KADISH CONGREGATION) (**SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Hurt made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2683. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2683 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2683 with the following results: Ayes – Flachsbart, Geiger, Hurt, Nation, Casey, Schenberg, Erickson and Fults. Nays – None. Whereupon Mayor Nations declared Bill No. 2683 approved, passed it and it became **ORDINANCE NO. 2502.**

BILL NO. 2685

AMENDS ORDINANCE NUMBER 35, SCHEDULE IX OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO RESTRICT PARKING ON WILLOW RIDGE LANE. **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2685. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2685 was read for the first time.

BILL NO. 2686

AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M3" PLANNED INDUSTRIAL DISTRICT TO A "PI" PLANNED INDUSTRIAL DISTRICT FOR AN 8.328 ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF LONG ROAD SOUTH OF THE CHESTERFIELD AIRPORT ROAD AND LONG ROAD INTERSECTION [P.Z. 24-2008 POHLMAN INDUSTRIAL PARK (PPM/LONG ROAD LLC)] **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED, AS DETAILED IN THE ATTACHED "GREEN SHEET")**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2686. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2686 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, to amend Bill No. 2686 pursuant to the attached "green sheet." A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER

Mayor Nations announced his intention to seek re-election, for a third term, as Mayor of the City of Chesterfield, in the April 7, 2009 Municipal Election.

ADJOURNMENT

Mayor Nations adjourned the meeting at 7:21 p.m.

Mayor John Nations

ATTEST:

Judith A. Naggiar, City Clerk