



RECORD OF PROCEEDING

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

MAY 7, 2018

The meeting was called to order at 7:03 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 Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the April 18, 2018 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Keathley, 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

Mr. Mike Doster, 16090 Swingley Ridge Road, spoke in support of Bill No. 3197 (P.Z. 13-2017 St. Louis Family Church Campus).

Pastor Jeff Perry, 17458 Chesterfield Airport Road, spoke in support of Bill No. 3197 (P.Z. 13-2017 St. Louis Family Church Campus).

Mr. Brandon Harp, 10820 Sunset Office, stated that we was available to answer questions related to Bill No. 3197 (P.Z. 13-2017 St. Louis Family Church Campus).

Ms. Sherry Cooper, 15368 Braefield Drive, spoke in support of Bill No. 3198 (Brae Lane Parking Restrictions) and complimented Director of Public Works/City Engineer Jim Eckrich for his assistance.

Ms. Wendy Geckeler, 26 Chesterfield Lakes, spoke about the April election and use of dark money in the campaign, and challenged candidates to be more transparent.

Ms. Jenny Potashnick, 1824 Aston Way, spoke in support of the American Promise, supporting a constitutional amendment to limit political contributions.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, May 23, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3192 (P.Z. 20-2017 City of Chesterfield [Unified Development Code – Articles 4 and 10]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley reported that Bill No. 3194 (P.Z. 03-2018 Spirit Valley Business Park [Ordinance Amendment]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley reported that Bill No. 3195 (P.Z. 07-2017 Chesterfield Valley Motor Sports) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley reported that Bill No. 3196 (P.Z. 12-2017 15320 Conway) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley reported that Bill No. 3197 (P.Z. 13-2017 St. Louis Family Church Campus) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley reported that Bill No. 3198 (Brae Lane Parking Restrictions) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Ohley reported that Bill No. 3199 (Four Seasons Plaza, Lots 1-A & 1-B – Boundary Adjustment Plat) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Ohley announced that the next meeting of this Committee has been scheduled for Thursday, May 24, at 5:45 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, indicated that she had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, indicated that the PR&A Committee met immediately prior to the Council meeting and actions from that meeting would be addressed at the next City Council meeting.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Sauce on the Side, located at 1637 Clarkson Road (former location of Yori restaurant), has requested a new liquor license, for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. Mr. Geisel reported that, per City policy, this application had been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Keathley made a motion, seconded by Councilmember Ohley, to approve issuance of a new liquor license to Sauce on the Side. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3198 Amends section 300, schedule IX of the Model Traffic Ordinances of the City of Chesterfield by adding provisions thereto to restrict parking on Brae Lane **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3198. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3198 was read for the first time.

BILL NO. 3199 Provides for the approval of a Boundary Adjustment Plat for Lots 1-A and 1-B of the Four Seasons Center Plat to create a 7.963 acre tract of land and 0.322 acre tract of land, zoned "C-2" Shopping District and "PC" Planned Commercial District, and located on the southwest corner of the intersection of Olive Boulevard and North Woods Mill Road (16Q330902, 16Q220939) **(First and Second Readings) Department of Planning & Development Services recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3199. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3199 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3199. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3199 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3199 with the following results: Ayes – DeCampi, McGuinness, Moore, Mastorakos, Hurt, Keathley, Flachsbart and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3199 approved, passed it and it became **ORDINANCE NO. 3000**.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3192 Amends Article 4 Section 04-03 Lighting Standards and Article 10 Definitions of the Unified Development Code (P.Z. 20-2017 City of Chesterfield {Unified Development Code Articles 4 and 10})

**(Second Reading) Planning Commission recommends approval;
Planning & Public Works Committee recommends approval, as
amended. Green Sheet Amendment**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3192. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3192 was read for the second time. Councilmember Hurt complimented Director of Planning and Development Services Justin Wyse and Senior Planner Jessica Henry for their hard work and expertise in compiling this amendment to prepare for technical advances within the industry. A roll call vote was taken for the passage and approval of Bill No. 3192 with the following results: Ayes – McGuinness, Keathley, Flachsbart, DeCampi, Mastorakos, Hurt, Ohley and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3192 approved, passed it and it became **ORDINANCE NO. 3001.**

BILL NO. 3194 Repeals City of Chesterfield Ordinance Number 2745 to modify development conditions for a 52.82 acre tract of land, more or less, zoned “PI” Planned Industrial District located south of Olive Street Road and east of Wardenburg Road (P.Z. 03-2018 Spirit Valley Business Park {Ordinance Amendment}) **(Second Reading)**
Planning Commission recommends approval

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3194. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3194 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3194 with the following results: Ayes – Ohley, Mastorakos, McGuinness, Flachsbart, Moore, Hurt, DeCampi and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3194 approved, passed it and it became **ORDINANCE NO. 3002.**

BILL NO. 3195 Repeals City of Chesterfield Ordinance Number 2363 to allow for specific display and storage areas for a 3.00 acre tract of land in a “C-8” Planned Commercial District located on the north side of North Outer 40 Road, west of Boone’s Crossing at 17501 North Outer 40 Road (P.Z. 07-2017 Chesterfield Valley Motor Sports [17501 N Outer 40 Rd.]) **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3195.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, to amend Bill No. 3195 to incorporate the green sheet amendment as recommended by the Planning and 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 main motion, with a unanimous affirmative result, and the main motion was declared passed. Bill No. 3195 was read for the first time.

BILL NO. 3196 Amends the Unified Development Code for the City of Chesterfield by changing the boundaries of an “R-3” Residence District to a “PC” Planned Commercial District for a 0.93 acre tract of land located on the south side of Conway Road, approximately 500’ west of the intersection of Conway Road and Chesterfield Parkway (P.Z. 12-2017 15320 Conway [SMS Group, LLC.] - 18S310348) **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3196.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, to amend Bill No. 3196 to incorporate the green sheet amendment as recommended by the Planning and 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 main motion, with a unanimous affirmative result, and the main motion was declared passed. Bill No. 3196 was read for the first time.

BILL NO. 3197 Amends the Unified Development Code for the City of Chesterfield by changing the boundaries of a “C-8” Planned Commercial District, “PC” Planned Commercial District, and “PI” Planned Industrial District to a “PC” Planned Commercial District for 35.3 acres of land, located on the south side of Chesterfield Airport Road 675 feet east of its intersection with Long Road, and north of Edison Avenue 575 feet east of its intersection with Long Road (P.Z. 13-2017 St. Louis Family Church Campus [St. Louis Family Church] - 17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364) **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3197.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, to amend Bill No. 3197 to incorporate the green sheet amendment as recommended by the Planning and Public Works Committee.

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, to further amend (second amendment) Bill No. 3197 to establish the area limitation on the fly loft by incorporating the following language in Section 2a: "The footprint of the fly loft area shall not exceed 7,150 square feet" and incorporating the following language in Section 2b: "The transition area shall not exceed 42,150 square feet).

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to further amend (third amendment) Bill No. 3197 by changing the additional language in Section 2b to read, "The footprint of the fly loft and transition area combined shall not exceed 42,150 square feet". A voice vote was taken with a unanimous affirmative result and the third motion to amend was declared passed.

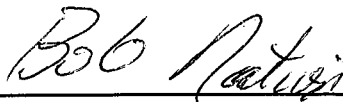
A voice vote was taken on the second motion to amend, with a unanimous affirmative result, and the second motion to amend was declared passed.

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

A voice vote was taken on the main motion, with a unanimous affirmative result, and the main motion was declared passed. Bill No. 3197 was read for the first time.

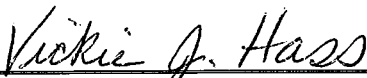
ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:48 p.m.



Mayor Bob Nation

ATTEST:



Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: 5/23/18