



RECORD OF PROCEEDING

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

March 20, 2006

The meeting was called to order at 7 p.m., by President Pro-Tem/Acting Mayor Bruce Geiger.

Girl Scout Troop #2202 from Shenandoah Valley School led everyone in the Pledge of Allegiance: Lauren Skelly, Haley Hume, Alyssa Guller, Abbey Hickert, Kristine Hodges, Emily Schnaare and Ann Ni.

Acting-Mayor Geiger followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

Councilmember Barry Flachsbart
Councilmember Jane Durrell
Councilmember Barry Streeter
Councilmember Bruce Geiger
Councilmember Dan Hurt
Councilmember Mike Casey

ABSENT

Mayor John Nations
Councilmember Mary K. Brown
Councilmember Connie Fults

APPROVAL OF MINUTES

The minutes of the March 6, 2006, City Council meeting were submitted for approval. Councilmember Casey made a motion, seconded by Councilmember Hurt, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Acting-Mayor Geiger reported that the Municipal election would take place on Tuesday, April 4 and urged everyone to vote.

Acting-Mayor Geiger announced that the next meeting of City Council has been scheduled for Monday, April 17 at 7 p.m.

COMMUNICATIONS AND PETITIONS

John Wagner, 17107 Chesterfield Airport Road, represented the petitioner and supported Bill No. 2430 (P.Z. 25-2005, Duke Realty, L.P. (St. John's Mercy Rehabilitative Facility)).

Shawn White, 1830 Craig Park Court, represented the petitioner and supported Bill No. 2430 (P.Z. 25-2005, Duke Realty, L.P. (St. John's Mercy Rehabilitative Facility)) regarding the traffic study.

Chris Beard, 1830 Craig Park Court, represented the petitioner and supported Bill No. 2430 (P.Z. 25-2005, Duke Realty, L.P. (St. John's Mercy Rehabilitative Facility)).

COUNCIL COMMITTEE REPORTS

Finance and Administration Committee

Councilmember Jane Durrell, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee has been scheduled for April 17. This will be a meeting of the "Committee of the Whole" and the time will be determined at a later date.

Public Works/Parks Committee

Councilmember Barry Streeter, Chairperson of the Public Works/parks Committee, reported that Bill No. 2433 (Approves acceptance of Public Works Drive, City Center Drive and Stemme Drive within the City of Chesterfield) will be read for the first time. Bill No. 2427 (Approves the acceptance of public streets in Westchester Manor Subdivision) will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Streeter announced that the next meeting of this Committee has been scheduled for April 6 at 5:45 p.m.

Planning and Zoning Committee

Councilmember Mike Casey, Chairperson of the Planning and Zoning Committee, reported that Bill No. 2434 (P.Z. 10-2005, Petro Mart (Land West One, LLC) and Bill No. 2435 (P.Z. 38-2005, Dierberg's Marketplace) will be read for the first time and Bill No. 2429 (P.Z. 30-2005, Sharon Greenstein – 2785 Kehrs Mill Road), Bill No. 2430 (P.Z. 25-2005, Duke Realty, LP (St. John's Mercy Rehabilitative Facility)) and Bill No. 2436 (Approves the Record Plat for Long Road Crossing) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Casey made a motion, seconded by Councilmember Durrell, to hold Bill No. 2431 (P.Z. 19-2005, City of Chesterfield (Various sections of the Zoning Ordinance)

Councilmember Casey made a motion, seconded by Councilmember Durrell, to approve the Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for the Stoneridge Office Building. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Casey announced that the next meeting of this Committee has been scheduled for March 23 at 5:30 p.m.

REPORT OF THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that a liquor license request has been received from the Shell Station, located at 15530 Olive Boulevard, to sell liquor in the original package and Sunday Sales. This is due to a change in ownership of the business. Councilmember Casey made a motion, seconded by Councilmember Durrell, to approve issuance of the liquor license. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION

Bill No. 2427 PERTAINS TO THE ACCEPTANCE OF PUBLIC
STREETS WITHIN WESTCHESTER MANOR
SUBDIVISION, IN THE CITY OF CHESTERFIELD.
**(SECOND READING – PUBLIC WORKS/PARKS
COMMITTEE)**

Councilmember Streeter made a motion, seconded by Councilmember Flachsbart, for a second reading of Bill No. 2427. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2427 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2427, with the following results: Ayes – Hurt, Flachsbart, Streeter, Durrell, Casey and Geiger. Nays - None. Whereupon, Acting-Mayor Geiger declared Bill No. 2427 approved, passed it and it became **ORDINANCE NO. 2249.**

Bill No. 2433 PERTAINS TO THE ACCEPTANCE OF PUBLIC WORKS
DRIVE, CITY CENTER DRIVE AND STEMME DRIVE
AS PUBLIC STREETS IN THE CITY OF
CHESTERFIELD. **(FIRST READING – PUBLIC
WORKS/PARKS COMMITTEE)**

Councilmember Streeter made a motion, seconded by Councilmember Hurt, for the first reading of Bill No.2433. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2433 was read for the first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 2429 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO "R-4" RESIDENCE DISTRICT, FOR A 1.01 ACRE TRACT OF LAND LOCATED WEST OF KEHRS MILL ROAD AND SOUTH OF COVENTRY FARM (P.Z. 30-2005, SHARON GREENSTEIN (2785 KEHRS MILL ROAD) (**SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Casey made a motion, seconded by Councilmember Durrell, for a second reading of Bill No. 2429. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2429 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2429, with the following results: Ayes – Geiger, Hurt, Casey, Durrell, Streeter and Flachsbart. Nays - None. Whereupon, Acting-Mayor Geiger declared Bill No. 2429 approved, passed it and it became **ORDINANCE NO. 2250**.

BILL NO. 2430 REPEALS CITY OF CHESTERFIELD ORDINANCE 1669 AND REPLACES IT WITH AN ORDINANCE PERMITTING HOSPITAL USE AND VARIOUS CHANGES TO SETBACK REQUIREMENTS DUE TO A REVISED PRELIMINARY PLAN FOR A PLANNED COMMERCIAL DISTRICT FOR A 6.048 ACRE TRACT OF LAND, LOCATED NORTH OF NORTH OUTER FORTY ROAD, EAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY EAST, SOUTH OF CONWAY ROAD (P.Z. 25-2005, DUKE REALTY/ST. JOHN'S MERCY REHABILITATIVE FACILITY) (**SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Casey made a motion, seconded by Councilmember Hurt, for a second reading of Bill No. 2430. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Casey made a motion seconded by Councilmember Flachsbart, to amend Section G, Item 7 regarding landscaping for the parking structure. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Casey made a motion, seconded by Councilmember Geiger to approve Amendment V, Trust Fund Contribution. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted “No”) and the motion was declared passed. A motion was made by Councilmember Streeter, seconded by Councilmember Geiger, to suspend the rules and have Shawn White, Traffic Study Engineer, answer any additional questions the Council may have regarding this legislation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Ms. White answered the questions addressed to her by the Council. Councilmember Casey made a motion, seconded by Councilmember Hurt, for a second reading on Bill No. 2430. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.2430 was then read for the second time. A roll call vote was taken for passage and approval of Bill No. 2430, as amended, with the

following results: Ayes – Flachsbart, Durrell, Streeter, Casey, Geiger, and Hurt. Nays - None. Whereupon, Acting-Mayor Geiger declared Bill No. 2430 approved, passed it and it became **ORDINANCE NO. 2251**.

BILL NO. 2434 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “C-8” PLANNED COMMERCIAL DISTRICT TO “PC” PLANNED COMMERCIAL DISTRICT FOR A 0.92-ACRE TRACT OF LAND, LOCATED ON THE SOUTH SIDE OF CLAYTON ROAD, AT ITS INTERSECTION WITH BAXTER ROAD. (P.Z. 10-2005, PETRO MART (LAND WEST ONE, LLC)) **(FIRST READING – PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ATTACHED “GREEN SHEET”)**

Councilmember Casey made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 2434. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Casey made a motion, seconded by Councilmember Streeter, to amend Bill No. 2434 in accordance with the “green sheet”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2434 was read for the first time.

BILL NO. 2435 REPEALS ST. LOUIS COUNTY ORDINANCE 13,306 AND CITY OF CHESTERFIELD ORDINANCE 689, AND REPLACES IT WITH A NEW ORDINANCE PROVIDING FOR A CHANGE IN THE PERMITTED USES FOR THE EXISTING OUT BUILDING AND AN INCREASE IN THE PARKING REDUCTION FOR A “C-8” PLANNED COMMERCIAL DISTRICT, LOCATED ON THE NORTHEAST CORNER OF CLARKSON AND BAXTER ROADS. (P.Z. 38-2005, DIERBERG’S MARKETPLACE) **(FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Casey made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 2435. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2435 was read for the first time.

BILL NO. 2436 PROVIDES FOR THE APPROVAL OF A RECORD PLAT FOR RESUBDIVISION OF LOT FOUR OF LONG ROAD CROSSING, LOTS TWO, THREE AND FOUR, A RESUBDIVISION OF LONG ROAD CROSSING: A RECORD PLAT FOR AN APPROXIMATELY 14.43-ACRE TRACT OF LAND, ZONED “PC” PLANNED COMMERCIAL, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND WEST OF LONG ROAD. **(FIRST AND SECOND READINGS – PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Casey made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 2436. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2436 was read for the first time.

Councilmember Casey made a motion, seconded by Councilmember Durrell, for a second reading of Bill No. 2436. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2436 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2436, with the following results: Ayes – Flachsbart, Casey, Durrell, Streeter, Hurt, and Geiger. Nays - None. Whereupon, Acting-Mayor Geiger declared Bill No. 2436 approved, passed it and it became **ORDINANCE NO. 2252**.

ADJOURNMENT

Acting-Mayor Geiger adjourned the meeting at 7:41 p.m.

Mayor John Nations

Acting-Mayor/President Pro Tem Bruce Geiger

ATTEST:

Martha L. DeMay, City Clerk