

## **RECORD OF PROCEEDING**

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### **MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 16052 SWINGLEY RIDGE ROAD**

**September 5, 2001**

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

A roll call was taken with the following results:

**PRESENT**

Mayor John Nations  
Councilmember Jane Durrell  
Councilmember Barry Streeter  
Councilmember Bruce Geiger  
Councilmember Dan Hurt  
Councilmember Mike Casey  
Councilmember Mary K. Brown  
Councilmember Charles Scheidt

**ABSENT**

Councilmember Barry Flachsbart

Mayor Nations led those in attendance in the Pledge of Allegiance and followed with a moment of silent prayer.

**APPROVAL OF MINUTES**

The minutes of the August 20, 2001, City Council meeting were submitted for approval. Councilmember Casey made a motion, seconded by Councilmember Scheidt, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**INTRODUCTORY REMARKS**

Mayor Nations gave an update on the Highway 141 (Woods Mill Road) expansion project. He noted that MoDOT is considering moving Highway 141 further to the east and that they are re-engineering a large portion of the project regarding the Ladue and Highway 141 intersection.

## **COMMUNICATIONS AND PETITIONS**

Gail Strum, who resides at 1041 Speckledwood Manor Court, supported the entrance to White Road, regarding Bill Nos. 1997/1998, Nooning Tree Subdivision.

Donna Unterrenger, who resides at 14748 Whitebrook Drive, supported the entrance to White Road, regarding Bill Nos. 1997/1998, Nooning Tree Subdivision.

Gary Evans, who resides at 304 Dinsmoor, opposed increased traffic on White Road with regard to the Bill Nos. 1997/1998, Nooning Tree Subdivision.

Karen Einig, who resides at 14747 Thornhill Terrace Drive, opposed increased traffic on White Road, as it relates to Bill Nos. 1997/1998, Nooning Tree Subdivision and presented petitions signed by residents who favor an access to White Road except for emergencies for the 30.47 tract of land.

Steve Greenwood, who resides at 14441 Corallin Drive, opposed the entrance to White Road, regarding Bill Nos. 1997/1998, Nooning Tree Subdivision.

Nanci Friedson, who resides at 14736 Thornhill Terrace Drive, opposed the entrance to White Road, regarding Bill Nos. 1997/1998, Nooning Tree Subdivision.

Jeff Stevenson, who resides at 14539 White Birch Valley Lane, opposed the entrance to White Road, regarding Bill Nos. 1997/1998, Nooning Tree Subdivision.

Bill Taylor, representing Taylor-Morley Homes and developer in Nooning Tree Subdivision, supported Bill Nos. 1997/1998, Nooning Tree Subdivision and stated he will continue to seek to purchase a portion of the Seegar property for road access to Olive Boulevard, but also supported access to White Road.

Nancy Greenwood, who resides at 14441 Corallin Drive, opposed the entrance to White Road, regarding Bill Nos. 1997/1998, Nooning Tree Subdivision.

Randi Halpern, who resides at 14068 Ladue Road, sought additional information from Mayor Nations regarding the Highway 141 expansion.

Ellen Sherwood, who resides at 172 Saylesville Drive, sought additional information from Mayor Nations regarding the Highway 141 expansion.

Stephen Latz, who resides at 14114 Ladue Road, requested that the City consider taking over Ladue Road from Olive Boulevard to Highway 141.

Tom Aggen, represented the U. S. Postal Service with regard to Bill No. 2005, P.Z. 18-2001, United States Postal Service.

## **COUNCIL COMMITTEE REPORTS**

### **Finance and Administration Committee**

Councilmember Jane Durrell, Chairperson of the Finance and Administration Committee, reported that Bill No. 2001, regarding updates to the Retirement Plan, will be read for the first time under the “Legislation” portion of the agenda.

### **Public Works/Parks Committee**

Councilmember Barry Streeter, Chairperson of the Public Works/Parks Committee, reported that Bill No. 2002, which approves the installation of a fire hydrant in Kehrs Mill Courts, 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 September 26 at 5:30 p.m.

### **Public Health and Safety Committee**

Councilmember Mike Casey, Chairperson of the Public Health and Safety Committee, announced that the next meeting of this Committee has been scheduled for September 20 at 7:30 p.m.

### **Planning and Zoning Committee**

Councilmember Charles Scheidt, Chairperson of the Planning and Zoning Committee, reported that Bill No. 1998 (Nooning Tree PEU ordinance amendment), Bill No 2003 (P.Z. 16-2001, Coventry Farm, second addition rezoning), Bill No. 2004 (P.Z. 17-2001, Coventry Farm, second addition PEU), Bill No. 2005 (P.Z. 18-2001, U. S. Postal Service), Bill No. 2006 (P.Z. 19-2001, Sachs Properties) and Bill No. 2007 (P.Z. 40-2000, Larry Enterprises) will be read for the first time. Bill No. 2008, which approves the record plat for Chesterfield Grove, will be considered for adoption time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Brown made a motion, seconded by Councilmember Casey, to receive and file the request for a conditional use permit (CUP) submitted by the St. Louis County Emergency Operations Center. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Scheidt announced that the next meeting of this Committee has been scheduled for September 6 at 5:30 p.m.

## **REPORT OF THE CITY ADMINISTRATOR**

City Administrator Mike Herring reported that bids were recently sought for the purchase of mini-blinds for the interior windows in the new Government Center. Director of Public Works/City Engineer Mike Geisel noted that the budget estimate for this portion of work is \$15,000. There was only one bidder on the project, Broadway Office Interiors, who submitted a bid in an amount of \$11,153.93 for this work. The City's architectural consultant contacted three vendors to solicit interest in this bid package and, initially, all three expressed interest in the project. However, given the size of this project and the requirement to provide bonds and insurance, only Broadway Office Interiors submitted a bid. Mr. Herring joined with Mr. Geisel in recommending approval of the bid submitted by Broadway Office Interiors in an amount not to exceed \$12,275 for the purchase of mini blinds for the interior of the new Government Center. Councilmember Casey made a motion, seconded by Councilmember Streeter, to accept the bid submitted by Broadway Office Interiors in an amount not to exceed \$12,275 for the purchase of mini blinds for the interior of the new Government Center. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **NEW BUSINESS**

There was no new business.

### **LEGISLATION**

**BILL NO. 2002      APPROVES THE INSTALLATION OF A FIRE HYDRANT IN THE KEHRS MILL COURTS SUBDIVISION LOCATED WITHIN THE CITY OF CHESTERFIELD (FIRST AND SECOND READINGS – PUBLIC WORKS/PARKS COMMITTEE)**

Councilmember Streeter made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2002. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2002 was read for the first time.

Councilmember Streeter made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2002. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2002 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2002, with the following results: Ayes – Geiger, Streeter, Casey, Scheidt, Durrell, Brown, and Hurt. Nays - None. Whereupon Mayor Nations declared Bill No. 2002 approved, passed it and it became **ORDINANCE NO. 1779.**

**BILL NO. 1994      AMENDS ORDINANCE NO. 169 OF THE CITY OF CHESTERFIELD AND CODE SECTION 18-109 RELATIVE TO PROHIBITING PARKING ON ABUTTING STREETS DURING CONSTRUCTION UNDER THE AUTHORITY OF A CHESTERFIELD ORDINANCE (SECOND READING –**

PUBLIC WORKS/PARKS COMMITTEE RECOMMENDS APPROVAL)

Councilmember Streeter made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 1994. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1994 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1994, with the following results: Ayes – Hurt, Durrell, Scheidt, Casey, Streeter, Geiger and Brown. Nays - None. Whereupon Mayor Nations declared Bill No. 1994 approved, passed it and it became **ORDINANCE NO. 1780.**

BILL NO. 1995 AMENDS CHAPTER 25, SECTION 25-28 (A), OF THE CODE OF THE CITY OF CHESTERFIELD RELATIVE TO THE TIME FOR WHICH WASTE CONTAINERS CAN BE SET OUT (**SECOND READING – PUBLIC WORKS/PARKS COMMITTEE RECOMMENDS APPROVAL**)

Councilmember Streeter made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 1995. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1995 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1995, with the following results: Ayes – Geiger, Brown, Durrell, Casey, Scheidt, Streeter and Hurt. Nays - None. Whereupon Mayor Nations declared Bill No. 1995 approved, passed it and it became **ORDINANCE NO. 1781.**

BILL NO. 2001 AMENDS THE CITY OF CHESTERFIELD RETIREMENT PLAN (**FIRST READING – FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL**)

Councilmember Durrell made a motion, seconded by Councilmember Geiger, for the first reading of Bill No. 2001. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2001 was read for the first time.

**LEGISLATION – PLANNING COMMISSION**

BILL NO. 1998 AMENDS ORDINANCE NO. 1271, A PLANNED ENVIRONMENT UNIT (PEU) SPECIAL PROCEDURE IN THE “R-3” 10,000 SQUARE FOOT RESIDENCE DISTRICT FOR A 30.47 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, WEST OF THE INTERSECTION OF OLIVE BOULEVARD AND WHITE ROAD AND ON THE WEST SIDE OF WHITE ROAD, SOUTH OF THE INTERSECTION OF OLIVE BOULEVARD AND WHITE ROAD (**FIRST READING**) (PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL)

Councilmember Scheidt made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 1998. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Streeter made a motion, seconded by Councilmember Brown, to suspend the rules to ask the petitioner, Bill Taylor, developer of Nooning Tree Subdivision, to approach the dais for questions. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Discussion ensued with regard to the City acquiring a parcel of land to connect a road to Olive Boulevard, primarily through Taylor-Morley Lot #30. Use of the Seegar parcel was also discussed. There being no more discussion, Bill No. 1998 was read for the first time. Councilmember Durrell made a motion, seconded by Councilmember Scheidt, that when a second access to Olive Boulevard is opened for this development, the access to White Road would be closed and that if the entrance from the gated community in to Thornhill is closed, the petitioner would be allowed an additional lot where that entrance into Thornhill was originally located. A roll call vote was taken with the following result: Ayes – Scheidt, Streeter and Durrell. Nays – Geiger, Casey, Brown and Hurt. The motion was defeated. Councilmember Streeter made a motion, seconded by Councilmember Scheidt, to direct Staff to investigate the cost of acquiring a right of way and constructing an access to Olive, with either Lot #30 or the Seegar tract. A voice vote was taken with an affirmative result (Councilmember Brown voted “No”) and the motion was declared passed.

**BILL NO. 2003      AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “4-3” RESIDENTIAL DISTRICT FOR A 3.84 ACRE TRACT OF LAND LOCATED ON KEHRS MILL ROAD AND COVENTRY WOODS COURT (P.Z. 16-2001, COVENTRY FARM, SECOND ADDITION) (FIRST READING - PLANNING COMMISSION AND PLANNING AND ZONING COMMITTEE RECOMMEND APPROVAL)**

Councilmember Scheidt made a motion, seconded by Councilmember Brown, for the first reading of Bill No. 2003. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2003 was read for the first time.

**BILL NO. 2004      ESTABLISHES A PLANNED ENVIRONMENT UNIT SPECIAL PROCEDURE IN THE “R-3” RESIDENTIAL DISTRICT FOR A 3.84 ACRE TRACT OF LAND LOCATED ON KEHRS MILL ROAD AND COVENTRY WOODS COURT (P.Z. 17-2001, COVENTRY FARM, SECOND ADDITION) (FIRST READING - PLANNING COMMISSION AND PLANNING AND ZONING COMMITTEE RECOMMEND APPROVAL)**

Councilmember Scheidt made a motion, seconded by Councilmember Brown, for the first reading of Bill No. 2004. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2004 was read for the first time.

BILL NO. 2005      REQUESTS A CHANGE OF ZONING FROM “R-4” RESIDENTIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR .56 ACRES OF LAND LOCATED WEST OF OLIVE BOULEVARD, NORTH OF SWINGLEY RIDGE ROAD, AND EAST OF NARDIN DRIVE (**FIRST READING** - P.Z. 18-2001, UNITED STATES POSTAL SERVICE) (PLANNING COMMISSION AND PLANNING AND ZONING COMMITTEE RECOMMEND APPROVAL)

Councilmember Scheidt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2005. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Streeter made a motion, seconded by Councilmember Hurt, to amend Bill No. 2005, Attachment A, by deleting allowed uses: C, AA, OO, UU and VV. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2005 was read, as amended, for the first time.

BILL NO. 2006      REQUESTS A CHANGE OF ZONING FROM “C-2” AND “C-8” PLANNED COMMERCIAL DISTRICT TO “PC” PLANNED COMMERCIAL DISTRICT FOR 3.9 ACRES OF LAND LOCATED WEST OF OLIVE BLVD., NORTH OF SWINGLEY RIDGE ROAD, AND SOUTH OF CHESTERFIELD PARKWAY (19-2001, SACHS PROPERTIES) (**FIRST READING** - PLANNING COMMISSION AND PLANNING AND ZONING COMMITTEE RECOMMEND APPROVAL)

Councilmember Scheidt made a motion, seconded by Councilmember Brown, for the first reading of Bill No. 2006. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2006 was read for the first time.

BILL NO. 2007      REQUESTS A CHANGE IN ZONING FROM “NU” NON URBAN DISTRICTS TO “PI” PLANNED INDUSTRIAL DISTRICT FOR A 14.1 ACRE SITE LOCATED NORTH OF INTERSTATE 64/HIGHWAY 40 AND NORTH OF NORTH OUTER 40, WEST OF BOONE’S CROSSING (P.Z. 40-2000, LARRY ENTERPRISES) (**FIRST READING** - PLANNING COMMISSION AND PLANNING AND ZONING COMMITTEE RECOMMEND APPROVAL)

Councilmember Scheidt made a motion, seconded by Councilmember Brown, to hold Bill No. 2007 until the next City Council meeting, due to a discrepancy in the legal description. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL NO. 2008      PROVIDES FOR THE APPROVAL OF THE RECORD PLAT FOR CHESTERFIELD GROVE, LOT 1A & 3, A 4.066 ACRE

TRACT OF LAND ZONED “C-3” SHOPPING DISTRICT,  
LOCATED ON THE WEST SIDE OF BAXTER ROAD, SOUTH  
OF CHESTERFIELD AIRPORT ROAD (**FIRST AND SECOND  
READINGS - PLANNING COMMISSION RECOMMENDS  
APPROVAL**)

Councilmember Scheidt made a motion, seconded by Councilmember Brown, for the first reading of Bill No. 2008. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2008 was read for the first time.

Councilmember Scheidt made a motion, seconded by Councilmember Brown, for a second reading of Bill No. 2008. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2008 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2008, with the following results: Ayes – Brown, Geiger, Durrell, Hurt, Streeter, Casey, and Scheidt. Nays - None. Whereupon Mayor Nations declared Bill No. 2008 approved, passed it and it became **ORDINANCE NO. 1782**.

**ADJOURNMENT**

Mayor Nations entertained a motion to adjourn the meeting. Councilmember Casey made a motion to adjourn the meeting. Councilmember Durrell seconded the motion. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The meeting was adjourned at 8:50 p.m.

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Mayor John Nations

**ATTEST:**

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Martha L. DeMay, City Clerk