

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 9, 2015**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Merrell Hansen
Ms. Fay Heidtbrink
Ms. Laura Lueking
Ms. Amy Nolan
Mr. Steven Wuennenberg
Chair Michael Watson

ABSENT

Ms. Debbie Midgley
Mr. Stanley Proctor

Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Mr. Jonathan Raiche, Senior Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; and Councilmember Connie Fults, Ward IV.

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearing.

- A. P.Z. 02-2015 Falling Leaves Estates II (1925 & 1921 Wilson Ave): A request for a zoning map amendment from a “R-1” Residential District to a “PUD” Planned Unit Development for 17.37 acres located on the west side of Wilson Avenue south of its intersection with Chamfers Farm Road and north of its intersection with Wilson Farm Drive (19T220214 & 19T210161).**

STAFF PRESENTATION:

Project Planner Purvi Patel gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Patel then provided the following information about the subject site:

Existing Conditions

The site includes a single family residence and lake. It is intended that the lake will be preserved as part of the PUD request.

Site History

The site was zoned “R-1” Residence District by St. Louis County in 1977. At that time, a petition for a “PEU” Planned Environmental Unit for 188 acres was filed, which included Wilson Farm Estates, the subject site, and property just north of the subject site. During the St. Louis County Planning Commission meeting, approximately 40 acres were removed from the PEU request resulting in the subject site being zoned “R-1” with no PEU. Staff has been unable to determine why St. Louis County removed the PEU from the petition.

Comprehensive Land Use Plan Designation

The City’s Comprehensive Land Use Plan designates the subject site as *Single-Family Residential*.

Preliminary Plan

The proposal is for 17 lots on 17 acres. The subdivision will be accessed from Wilson Avenue with Lot 1 having its own direct access to Wilson Avenue. The main entrance to Lots 2-17 is proposed to be gated.

The lot sizes range from 22,001-26,953 sq. ft. with an average lot size of 23,755 sq. ft. which is compatible to surrounding developments.

Thirty percent (30%) common open space is required for a PUD and the Applicant is proposing 34%.

Lake

Along with the subject site, the existing lake is shared with the properties at 1901 and 1919 Wilson. The lake will be preserved and will contribute towards the common open space requirement.

Proposed Setbacks

- **Lot 1:** 35 ft. from Wilson Avenue; 30 ft. from north property line, 10 ft. from south property line, and 20 ft. rear
- **Lots 2 -17:** 20 ft. front, 10 ft. side and 20 ft. rear

Items under Review with Staff

- PUD zoning district requirements
- Tree Preservation Requirements
- Outside Agency Comments
- Location of all necessary easements
- Lot layout for Lot 1
- Sidewalk required along Wilson Avenue
- 30-foot perimeter landscape buffers

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster, Attorney representing the Petitioner – Fischer & Frichtel, 16090 Swingley Ridge, Chesterfield, MO.

Mr. Doster stated they are asking for a rezoning from an "R-1" Residential District to a "PUD" Planned Unit Development. He then provided clarification on the existing lake noting there is currently a Lake Agreement in effect between the property owners, which is recorded against the title and will run with the land.

Mr. Doster presented a PowerPoint Presentation which included an aerial of the site depicting the amount of open space and trees. They believe they will be able to comply with the 30% tree canopy requirement and will not be requesting a variance from this requirement, as previously noted in their Narrative Statement.

The development includes 17 lots on 17 acres. It will be a gated community with private, meandering streets and two cul-de-sacs. The entrance will be landscaped and will include a gatehouse. There will also be enhanced landscaping in the common open space around the boundary of the site. They are proposing to develop the site in two phases in order to accommodate a family member of the Petitioner's, who is currently residing on the site.

Mr. Doster stated they will meet the objective requirements of the PUD, along with the following suggested guidelines as noted below:

- Placement of structures on the most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc. *They have attempted to meet this guideline by providing meandering streets and by placing most of the lots within the open space areas of the site.*
- Preservation of natural and cultural areas. *The site includes natural areas, trees, and a lake.*
- Preservation of existing mature trees, and trees deemed extraordinary by the City's Tree Specialist. *This is still being reviewed but they intend to meet the 30% tree canopy preservation requirement.*
- Enhanced landscaping. *They will provide enhanced landscaping on Wilson Avenue at the entrance and in the common open space on the boundary of the property. They intend to submit more information about the enhanced landscaping prior to the Issues Meeting.*
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield. *Mr. Doster presented a number of proposed architectural elevations for the development, which they feel fulfill the requirements of this guideline. He noted that the price point for the proposed homes is \$1.5 million.*

Discussion

Lot 1

Responding to questions from the Commission, Mr. Doster provided clarification on Lot 1. Given the configuration of the site and the location of the lake, Lot 1 was created at the northeast portion of the site with the water retention feature between Lot 1 and the remainder of the development. Lot 1 is large enough to accommodate a circular drive that will access directly from Wilson Avenue.

Responding to Commissioner Geckeler's inquiry, Mr. Doster stated that the access from Lot 1 onto Wilson cannot line up with the access to Chesterfield Meadows subdivision as that access is too far north.

2. Mr. Mike Falkner, Sterling Engineering, 5055 New Baumgartner, St. Louis, MO stated he was available for questions.
3. Mr. John Fischer, Fischer & Frichtel, 695 Trade Center Boulevard, Chesterfield, MO stated he was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION:

1. Mr. Dennis Keesel, Wilson Farm Estates, 16347 Wilson Farm Drive, Chesterfield, MO stated his concerns as follows:
 - He wants to be sure the buffer zone between Wilson Farm Estates and Falling Leaves Estates is adequate.
 - He has concerns that the 20-foot setback may not be large enough.
 - He assumes the existing split rail fence will be removed and questioned with what it will be replaced.
 - He would like notification as to when the barn will be taken down as there is concern with rodent problems in the barn area.
 - He wants assurance that the grading will not interfere with Wilson Farm Estates' water control system.
 - If a fence is constructed, he questioned whether it would be built on the outside of the property or inside the buffer zone. Chair Watson replied that any fence would be built on the north side of the buffer.

Mr. Doster responded that the buffer zone will be a 30-foot wide open space that will be permanently preserved. Enhanced landscaping will also be provided for this area. Landscaping information will be made available prior to the Issues Meeting and will be shared with Mr. Keesel.

2. Ms. Gayle Wienert, Chesterfield Meadows, 1802 Stenton Path, Chesterfield, MO had concerns and questions about the following:
 - Questioned as to whether the construction at 1901 Wilson Avenue entails commercial development or a clubhouse for the surrounding homes. Ms. Nassif advised that the construction at 1901 Wilson is a single-family residence – commercial development is not allowed in this area. No plans for a clubhouse have been submitted to the City.
 - Concern about the traffic impact from the new development along Wilson Avenue and questioned whether there will be any improvements to Wilson Avenue as a result of the proposed development. Ms. Nassif stated the size of the proposed development does not warrant lane widening, signalization on Wilson Avenue or other road improvements. The only improvements planned at this time involve improvements to the bridge on Wilson Avenue.

- Questioned whether the current construction entrance for 1901 Wilson would remain open for that property. *Ms. Nassif replied this construction entrance would close; later Thomas Roof, site architect, clarified the construction entrance would close and a new private driveway constructed.*
- Asked for clarification about the phasing process of the development. *Mr. Doster stated that Phase I will involve Lot 1 and the nine lots serviced by the first cul-de-sac. Ms. Nassif then pointed out that the rezoning is not being done in phases - the entire development of 17 lots is being considered for the rezoning at this time.*

Discussion

Ms. Nassif then explained the review process. The Public Hearing is the first review stage by the Planning Commission, which will be followed by an Issues Meeting and Vote Meeting. At the Vote Meeting, the Commission will make a recommendation on the requested zoning, which will move forward to the Planning & Public Works Committee (a subcommittee of City Council). There will then be two readings at the full City Council level. If the zoning is approved, the site development plan stage would begin involving Staff review of detailed engineer drawings, landscape plans, lighting plans, architectural plans, and site layout. These plans are then presented to the Planning Commission for review. The City's website includes the status of all active projects, along with dates of upcoming meetings. Residents are also encouraged to contact Ms. Purvi Patel, Project Planner, for status updates.

Responding to questions from Councilmember Hurt about access, Mr. Fischer explained that there had been a road which circled the lake but it has since been eliminated with the construction at 1901 Wilson. There was common ownership between the two 20-acre parcels owned by the Fischer and Frichtel families. The Frichtels sold their ownership to the current property owners at 1901 Wilson but there was never any type of cross access easement. Part of the joint maintenance agreement for the lake specifically stated the roadway would be eliminated and would become green space. Access to Lot 1 from the north is not possible because they do not own that property.

3. Ms. Andrea Clegg, Wilson Manor, 1838 Elmsford Lane, Chesterfield, MO expressed concerns about the following:
 - "The beauty of the area and property values being threatened" by the new development.
 - Construction noise.
 - Traffic congestion along Wilson Avenue.
4. Mr. William Sonnett, 16470 Wilson Farm Drive, Chesterfield, MO passed on speaking.
5. Mr. Brad White, Wilson Farm Estates, 16305 Wilson Farm Drive, Chesterfield, MO
 - Asked for clarification on the buffer zone and setback. *Chair Watson confirmed that the buffer is 30 feet and the setback is 20 feet, resulting in a minimum of 50 feet between his property and the proposed homes.*

- Requested information on the estimated completion time on the two phases of development. Ms. Nassif stated that this has not yet been determined; however the phasing is predicated on the family members who currently live on-site.
- Requested confirmation that a PEU allows for the development of more homes on the site than the R-1 zoning. Ms. Nassif confirmed this.

Discussion

Commissioner Geckeler asked how many homes could be built on the site with the R-1 zoning. Ms. Nassif stated that the R-1 zoning requires one-acre density and minimum lot size, which would not yield 17 lots as currently proposed. She suggested the Petitioner provide information on how many lots could be built in a straight R-1 zoning for the next meeting.

6. Ms. Stacey White, Wilson Farm Estates, 16305 Wilson Farm Drive, Chesterfield, MO
 - Asked whether the buffer will entail trees and landscaping, or a fence.
 - She stated there is a small pond near the entrance of Wilson Farm Estates in the common ground area that is currently wooded and inquired about the plans for this area. She also stated that this area includes dead trees which need to be addressed.
 - Asked if the PUD zoning is being requested for the sole reason of developing more lots on the site, or whether it could include a potential swimming pool for the community or other type of recreation.

Discussion

Commissioner Lueking pointed out that one of the requirements of the buffer zone is that no one can touch it – no one can add a tree house or playground equipment to the area and no one can remove any of the landscaping from the buffer.

SPEAKERS – NEUTRAL:

1. Mr. Jim Furlong, 16464 Wilson Farm Drive, Chesterfield, MO passed on speaking.
2. Mr. Thomas Roof, Architect and Builder of 1901 Wilson Avenue representing the Strope family, 101 Crossings West Drive, Lake Ozarks, MO

Lake Agreement

Mr. Roof provided a copy of the Lake Maintenance Agreement to be added as part of the record. He noted that the agreement includes language stating that *the parties agree not to modify the aesthetics of the pond including, and not limited to, other improvements in, on, or immediately around the pond without obtaining the prior written approval of the other parties.* No such written approval has been granted at this time and they feel that this document will require some negotiations between the subject parties before the rezoning can move forward.

Lot 1

They are in opposition to the proposed Lot 1. Mr. Roof pointed out that Lot 1 does not have any common ground buffer and if such a buffer was provided, the lot size would be

less than the one-half acre minimum required by the zoning. He also stated he is not aware of any other R-1 zoned-property, less than one acre, having direct access to Wilson Avenue. All the surrounding PEU developments share a common access to Wilson Avenue. They feel that allowing Lot 1 to have access to Wilson Avenue is an unsafe condition considering the sight lines along Wilson.

Fire Hydrants/Water Line

With the development of 1901 Wilson, Mr. Roof stated that the issue of fire hydrants arose with the Fire District. A flow test was done on the water line that runs down Wilson Avenue from Clarkson and the water line is not sufficient to support fire hydrants. Mr. Roof questioned how additional construction of a significant number of homes can be added to the area without some type of infrastructure improvement.

Discussion

City Attorney Heggie advised that while the City would require a lake maintenance agreement, the contractual rights between the Stropes and the Petitioner is not something that will be a concern to the City. The City's review of the "PUD" zoning request will proceed independently of any issues there may be with the Lake Maintenance Agreement. In addition, the fire district issue will be reviewed by the Monarch Fire District, not the City.

Chair Watson asked for clarification on buffers on Lot 1. Ms. Nassif stated there is a proposed 30-foot buffer on the north side. Mr. Roof pointed out that this buffer is proposed as a landscape buffer – not deeded common ground as are all the other lots in the development. If it was deeded common ground, the lot would not be one-half acre in size.

Councilmember Hurt asked how the Lake Agreement addresses access to Lot 1. Mr. Roof indicated he would have to review the Agreement before responding.

Commissioner Geckeler asked if the construction road would be an access for the home being built at 1901 Wilson. Mr. Roof said it will be and will also be the permanent access for 1901 Wilson and is located directly across from Chamfers Farm. He added that the access road that surrounded the lake is being demolished to the property line.

3. Mr. Ken Mann, Chesterfield Meadows, 15990 Chamfers Farm Road, Chesterfield, MO expressed concern about the following:
 - Two new entrances onto Wilson Avenue, along with the existing entrance across from Chamfers Farm Road, which will add more traffic to an already congested area.
 - Lot 1 not having direct access to the new subdivision entrance because of the water retention area being put in between the street and the lake.
 - Water retention area that will drain into the lake.
 - Adequate maintenance of the lake.
 - Plans for the existing fence.

Discussion

Chair Watson asked Mr. Mann if there are any existing water issues in the area. Mr. Mann replied that there is flooding on the east side of Wilson Avenue. He also stated that both Chesterfield Meadows and Bent Tree subdivisions have standing water issues

4. Ms. Dawn Barger, Trustee of Chesterfield Meadows, 1857 Newburyport Road, Chesterfield, MO stated she agrees with many of the concerns already raised. Specific concerns include:
 - Adding entrances onto Wilson Avenue.
 - General upkeep of the area during construction.
 - Poor upkeep of the construction entrance to 1901 Wilson Avenue resulting in gravel and mud on the roadway.
 - Length of time of the ongoing construction at 1901 Wilson.
 - Length of construction time for the proposed development.
 - The possibility of more than 17 homes being constructed on the site. *Chair Watson confirmed that the petition before the Commission is for a maximum of 17 homes.*

Discussion

Regarding the issue about upkeep of the area during construction, Ms. Nassif recommended that residents call the City's Planning & Development Services Division with any current or future problems about construction along Wilson Avenue as there are requirements that must be met with respect to keeping the streets clean and prohibiting construction parking along Wilson.

5. Mr. Jake McDonald, Trustee of Bent Ridge, 16279 Windfall Ridge Drive, Chesterfield, MO expressed concern about the following:
 - Possible future widening of Wilson Avenue to accommodate increased traffic; he would like to keep Wilson Avenue as quiet as possible and a two-lane road.
 - Possible insufficiency of the fire service when additional homes are built.
 - Noise and the associated mess during the construction phase.
6. Mr. Michael Gray, Wilson Farm Estates, 16339 Wilson Farm Drive, Chesterfield, MO questioned why the City would change the zoning from R-1 to a PUD.

City Attorney Heggie stated that this zoning has not been approved and recommended that he follow the zoning process which involves several months of review and meetings. He explained that property owners have the right to file a petition to have their property rezoned; however, any such requests need to be in keeping with the surrounding zoning.

REBUTTAL:

Mr. Doster stated that they would respond to the issues in a response letter to the City.

ISSUES: Ms. Nassif summarized the issues that will be moving forward.

1. Provide more detailed information on the landscape buffers.
2. Current state of Wilson Avenue.
3. Lot 1 - More information about its development and access.
4. Additional information on phasing and timing.
5. Provide information as to how many homes could be built under the R-1 zoning.
6. Concern over the number of curb cuts along Wilson Avenue.
7. Stormwater concerns.
8. Fencing.
9. Plans for the existing small pond area on Lot 17.
10. Purpose of the PUD.
11. Fire District comments.

Commissioner Geckeler expressed concern about the private residence at 1901 Wilson having access to the lake in the proposed development and possibly adding a boat dock on their property. Ms. Nassif advised that this lake can be enjoyed by residents of the proposed development and owners of 1901 Wilson.

Ms. Nassif then reported that an Issues Letter will be sent to the Applicant. Once the issues are addressed, an Issues Meeting will be scheduled. Residents can follow the status of this project, along with upcoming meetings, by accessing “Active Projects” on the City’s website – or by contacting Project Planner Purvi Patel.

Commissioner Wuennenberg read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the February 23, 2015 Planning Commission Meeting. The motion was seconded by Commissioner Hansen and **passed by a voice vote of 6 to 0 with 1 abstention from Commissioner Nolan.**

VI. PUBLIC COMMENT

1. Mr. John Villapiano, Director of Development with Simon Property Group – operating partner for St. Louis Premium Outlets, 60 Columbia Road, Morristown, NJ was available for questions regarding the 2nd Amended Site Development Section Plan and 2nd Amended Sign Package for Chesterfield Blue Valley, Lot 2A/B - St. Louis Premium Outlets.
2. Ms. Paula Hart, 5717 Mango Drive, St. Louis, MO representing the Petitioner for the Site Development Plan for Wild Horse Bluffs was available for questions.
3. Mr. Mike Doster, Attorney for P.Z. 17-2014 Steve W. Wallace (H.V. Real Estate Corp) stated they are requesting the addition of one use. Staff has addressed this request by adding conditions to the Attachment A, to which the Petitioner agrees.

Discussion

For the record, Councilmember Hurt asked for confirmation that the requested use will not affect the number of parking spaces. Mr. Doster stated that it will not.

4. Ms. Debby Watson, representing Barat Academy, 17815 Wild Horse Creek Road, Chesterfield, MO requested approval of petition P.Z. 01-2015 Barat Academy Foundation (17831, 17815 & 17803 Wild Horse Creek Road).

Responding to City Attorney Heggie's question as to the source of the Barat name, Ms. Watson stated the name comes from Madeline Sophie Barat, who in 1800 founded the Society of the Sacred Heart and whose educational mission was brought to the United States by Philippine Duchesne.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Chesterfield Blue Valley, Lot 2A/B (2nd Amended Site Development Section Plan - St. Louis Premium Outlets)**: A 2nd Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design for a 78,297 square foot addition to an existing 394,994 square foot retail outlet center on a 49.29 acre tract of land zoned "PC" Planned Commercial District on the north side of Outlet Blvd., east of its intersection with Premium Way.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the 2nd Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design for **Chesterfield Blue Valley, Lot 2A/B**. The motion was seconded by Commissioner Lueking and **passed** by a voice vote of 7 to 0.

- B. **Chesterfield Blue Valley, Lot 2A/B (2nd Amended Sign Package - St. Louis Premium Outlets)**: A request for a 2nd Amended Sign Package for Lot 2A/B of the Chesterfield Blue Valley development to modify sign criteria for the St. Louis Premium Outlets development.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the 2nd Amended Sign Package for **Chesterfield Blue Valley, Lot 2A/B**. The motion was seconded by Commissioner Lueking and **passed** by a voice vote of 7 to 0.

- C. **Larry Enterprises – Lynch Hummer, Lot B (Scott Retail)**: Amended Architectural Elevations and an Amended Architect's Statement of Design for a 7.09 acre lot of land zoned "PI" Planned Industrial District located on the west side of Boone's Crossing on the north side of North Outer 40 Road.

Commissioner Nolan, representing the Site Plan Committee, made a motion to return the Amended Architectural Elevations and Amended Architect's Statement of Design for **Larry Enterprises – Lynch Hummer, Lot B (Scott Retail)** to the

Architectural Review Board. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 7 to 0.**

- D. Wild Horse Bluffs SDP:** A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 4.91 acre tract of land zoned "E-1AC" Estate District with a "WH" Wildhorse Creek Road Overlay District located on the north side of Wild Horse Creek Road and west of Long Road.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wild Horse Bluffs. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 7 to 0.**

VIII. OLD BUSINESS

- A. P.Z. 17-2014 Steve W. Wallace (H.V. Real Estate Corp):** A request for an amendment to Ordinance 1328 to modify development conditions and add uses for a 2.93 acre tract of land, more or less, zoned "C-8" Planned Commercial located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461, and 17U140472).

Senior Planner John Boyer stated the applicant had changed on this petition resulting in a request for only one additional use. The Attachment A includes a number of recommended conditions with respect to limitations on outdoor storage of derelict vehicles and a 27% open space requirement to bring it into compliance with other Planned Commercial Districts in the area.

Commissioner Wuennenberg made a motion to approve P.Z. 17-2014 Steve W. Wallace (H.V. Real Estate Corp). The motion was seconded by Commissioner Hansen.

Upon roll call, the vote was as follows:

Aye: Commissioner Heidtbrink, Commissioner Lueking, Commissioner Nolan, Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Hansen, Chair Watson

Nay: None

The motion passed by a vote of 7 to 0.

- B. **P.Z. 01-2015 Barat Academy Foundation (17831, 17815 & 17803 Wild Horse Creek Road)**: A request for a zoning map amendment from a “LLR” Large Lot Residential District and “NU” Non-Urban District to a new “LLR” Large Lot Residential District for 35.097 acres located on the north side of Wild Horse Creek Road west of its intersection of Greystone Manor Parkway and east of its intersection with Tara Oaks Drive (18V130099, 18V140098, 18V140065).

Senior Planner Jonathan Raiche stated no issues were raised at the February 23rd Public Hearing.

Commissioner Wuennenberg made a motion to approve **P.Z. 01-2015 Barat Academy Foundation (17831, 17815 & 17803 Wild Horse Creek Road)**. The motion was seconded by Commissioner Hansen.

Upon roll call, the vote was as follows:

Aye: Commissioner Lueking, Commissioner Nolan,
Commissioner Wuennenberg, Commissioner Geckeler,
Commissioner Hansen, Commissioner Heidtbrink,
Chair Watson

Nay: None

The motion passed by a vote of 7 to 0.

IX. **NEW BUSINESS - None**

X. **COMMITTEE REPORTS - None**

XI. **ADJOURNMENT**

The meeting adjourned at 8:33 p.m.

Steve Wuennenberg, Secretary