

UNAPPROVED CHESTERFIELD NEWSLETTER 45



September 26, 2013

By John Hoffmann

JEAN WHITNEY'S CITY COUNCIL REPORT

Due to scheduling conflicts with Town and Country Aldermanic plus commission meetings and Chesterfield Council and committee meetings, former Patch.com editor and west coast news reporter Jean Whitney has agreed to cover some Chesterfield meetings for the newsletter. Here is her report on the recent City Council meeting.

Chesterfield CITY COUNCIL MEETING

September 23, 2013

News AND Comment:



Jean Whitney

Unapproved Chesterfield Newsletter

City Council meeting

By Jean Whitney

Only one Chesterfield City Council member said he was against zoning changes, Monday night that would shoehorn a housing development onto property surrounded by homes on large acreage.

Councilman Bruce DeGroot said constituents in his Ward—off Kehrs Mill Road near Wild Horse Creek Road and The Valley of shopping— were against this planned subdivision, named Arbors at Kehrs Mill.

"I will be voting against this," DeGroot told the public during a City Council meeting where the zoning change had a "first reading." (Final vote to approve or deny will occur at the Monday October 7 City Council meeting.)

"I've heard from people on all sides, and they don't want it," DeGroot said.

The dispute is over about 58 acres that developers McBride & Son (headquartered in Chesterfield) want to buy from the local Roman Catholic diocese, and build 44 houses there. It's located behind the Goddard School on Kehrs Mill, at Church and Strecker roads.

At least 12 acres would be left empty, right smack in the middle of the subdivision, as a nod to "indentures" of a neighboring subdivision.

Councilwoman Connie Fults, who represents the same Ward as DeGroot, simply says in pre-Council meetings (this week and the last) that she supports this subdivision because it's better than it was—saying she got the number of proposed houses down from 80, to 44.

However, one angry constituent said in the parking lot after the meeting: "Connie Fults doesn't care about this at all." Then she got into her white convertible Mercedes auto, and left.



The woman on left, makes her case with developers after Monday's city council meeting. She said she has an easement that the Arbors development would use for access. She later said Councilmember Connie Fults had no plans to help the resident in this case.

Has Fults not heard from the same Ward IV constituents as her fellow Councilman DeGroot, who he says all oppose it?

Instead, Fults takes the lead on making the motions to pass the zoning changes. Fults unfailingly refers to a PUD as saving trees and providing buffers for the project. Now how many of us know what a PUD is—off the top of our heads?

Well, the acronym is for Planned Units Development and Fults says it's a handy zoning tool that reins-in developers. She says without it, a developer will mow down all the trees and eliminate swaths of buffer zones between existing property and the new subdivision.

Fults has stood by that threat over the past two meetings on the subdivision— named Arbors at Kehrs Mill.

This reporter hasn't heard McBride & Sons promise that result in any public meetings. However, if there is more profit to be made, can Fults be that far off base?

Former Mayor and Councilwoman Nancy Greenwood said she did not believe the Arbors plan was a "rack and stack" subdivision. We'll assume the term is negative. Greenwood summed up by telling the public that: people who want big houses want small lots, and people who want large lots want large lots.

Longtime Councilman Barry Flachsbart seconded the zoning changes Monday night, but said he would like to see more negotiations over the plan between area homeowners and McBride.

Evidently, there is an "intermediate plan" that fell apart earlier this year, in which residents with an easement on their property wanted developers to buy them out.

McBride & Son said Monday night they didn't know why talks broke down with area residents over the intermediate plan.



McBride and Sons give their presentation

Flachsbart said Monday that the previous plan was better than the current proposal.

"I think the public would be well-served by negotiations," Flachsbart said.

Councilman Dan Hurt said he wanted to take a look at the intermediate plan before the next City Council meeting Oct. 7. A second and potentially final vote would be taken on the disputed zoning changes.

Neighbors opposing the subdivision again testified Monday night that the 44 houses on 58 acres was totally out of character for the area (a typical "test" for zoning approvals.)

Others said traffic would become a nightmare, water run-off a problem, and that some proposed lots were just too small—at 22,000 square feet. To be fair, McBride said some lots were one acre or more.

Chesterfield City attorney said if the zoning changes were not approved, McBride has "existing rights" to an even older site plan with smaller lots.

Sherry Washington, who said her cousin owns over 100 acres nearby on Church Road, said the Arbors lots should be at least one acre, and houses cost at least \$1 million. McBride has said houses start at about \$600,000 but most buyers choose upgrades, driving up the prices.



This Chesterfield woman said she owns more than 100 acres of "very valuable" property in the neighborhood of the proposed Arbors subdivision. She said she lived in the city for 60 years, and wasn't leaving. Her cousin, Sherri Washington said the proposed houses were too cheap, and the lot sizes too small.

Unhappy area resident Dan Hogan said the city is going about the Arbors project all wrong.

"The current plan is not the best use of the space. Why wouldn't you try to find someone to build on that to develop to the best use of the property?" Hogan asked.

In other business: The new outlet shopping mall next to the Missouri River in Chesterfield, will get 16 (count 'em) fire hydrants planted throughout the property.

St. Louis Premium Outlets was disguised at Blue Valley Subdivision for the ordinance approved by the City Council.

Actually, Blue Valley is the name of the company that bought up the surrounding farm property (a former developer for the May Co./Famous-Barr) and has indicated he intends to build other things at the site—a hotel, office buildings, etc.

According to documents, the 16 fire hydrants will be on either "Premium Way" or "Outlet Boulevard."

Speaking of Chesterfield outlet malls, the city gave the go-ahead to Chesterfield Chief of Police Ray Johnson on Monday night, to hire three more cops.

According to John Hoffmann (see his report on the city's finance committee) the chief told the city he needed more help because the two new outlet malls were adding a lot of crime calls.

And lastly, the former Chesterfield Mayor Bruce Geiger showed up at Monday night's council meeting.



Former mayor Bruce Geiger making a rare appearance at city hall after leaving office.

He cheered on a motion by his own city council appointee Councilman Elliot Grissom, for the city to spend a half-million dollars (\$500,000) on a veterans "honor park." No description of what that looks like.

The first step was described as spending \$70,000 on a design firm.

The council as a whole, congratulated Lee Wall, a World War II veteran, on his persistence in getting the project clinched. Wall took the mic and said "Thank you." Geiger also sang the praises (so to speak) of Wall, and the committee of Stan Dampier and Jan Misuraca, for their success.

Like winning the lottery, yes?



Lee Wall, Jan Misuraca and Stan Dampier

Earlier, Geiger was chatting with the McBride & Son developer posse. The Arbors subdivision was in the works during his tenure, before the Spring elections—when Geiger's choice for mayor, pro-development candidate Matt Segal, lost to current mayor Bob Nation. [30]

CHESTERFIELD APPARENTLY GOING INTERNATIONAL:

What's next open immigration? The City of Chesterfield website now has a welcoming message in multiple languages. Unfortunately none of the good stuff is in foreign languages, like the always exciting agendas and minutes. Perhaps the lure of two outlet malls is greater than we thought.

Welcome to Chesterfield, Missouri!

欢迎来到切斯特菲尔德密苏里。如果您有任何问题或者需要帮助并想与我们沟通您的母语，只是让我们知道，会有人回应您的到来。谢谢你的兴趣在我们的社会！

[点击这里与我们联系，你的母语](#)

Welcome to Chesterfield, Missouri!

Bienvenido a Chesterfield, Missouri. Si usted tiene alguna pregunta o necesita ayuda y desea comunicarse con nosotros en su lengua materna, sólo háganoslo saber y alguien le responderemos con usted pronto. Gracias por su interés en nuestra comunidad usted!

[Haga clic aquí para ponerse en contacto con nosotros en su idioma nativo.](#)

Willkommen in Chesterfield, Missouri. Wenn Sie Fragen haben oder Hilfe benötigen, und möchte mit uns in Ihrer Muttersprache zu kommunizieren, lassen Sie es uns wissen und jemand reagieren zurück, Sie bald. Vielen Dank für Ihr Interesse an unserer Community!

[Klicken Sie hier, um uns in Ihrer Muttersprache kontaktieren.](#)

Chào mừng bạn đến Chesterfield, Missouri. Nếu bạn có bất kỳ thắc mắc hoặc cần hỗ trợ và muốn giao tiếp với chúng tôi bằng ngôn ngữ mẹ đẻ của bạn, chỉ cần cho chúng tôi biết và ai đó sẽ trả lời lại cho bạn sớm. Cảm ơn bạn đã quan tâm trong cộng đồng của chúng tôi!

[Bấm vào đây để liên hệ với chúng tôi bằng ngôn ngữ mẹ đẻ của bạn.](#)

Добро пожаловать в Честерфилд, штат Миссури. Если у Вас возникли вопросы или нужна помощь, и хотел бы общаться с нами на вашем родном языке, просто дайте нам знать, и кто-то ответит назад к вам скоро. Спасибо за ваш интерес к нашему сообществу!

[Нажмите здесь, чтобы связаться с нами на вашем родном языке.](#)

ART GUILD GAINS THREE MONTH EXTENSION ON LEASE: We understand that the City of Clayton has given the St. Louis Art Guild three additional months on their lease of the building at 2 Oak Knoll Park. The Guild was set to get kicked out at the end of the year for numerous failures to comply by the lease. The Guild had been getting almost free rent, but was suppose to provide maintenance and full insurance on the building.

The Guild now has until March of 2014 to vacate the premises. We have learned they have been looking at property on Manchester Road just outside of Maplewood in St. Louis and on Jefferson. One has to wonder if they were having problems buying insurance and doing building maintenance how are they going to raise money in the mid-six figures to buy property.



The St. Louis art Guild's current headquarters, but not for long.

JUST NEXT DOOR...HERE IS A STORY FROM OUR OTHER NEWSLETTER INVOLVING A REZONING FIGHT JUST ON THE EAST SIDE OF THE CHESTRFIELD CITY LIMITS:

MARYVILLE UNIVERSITY REZONING HEATS UP: On the evening of September 10 there was a special meeting with Maryville University officials, including consulting engineer George Stock with residents of subdivisions along Conway Road who were opposed to the rezoning of land along picturesque Conway Road from residential to Major Educational. Also in attendance were aldermen Fred Meyland-Smith from Ward-3, who as a member of the Planning and Zoning Commission already voted for the rezoning in August and from Ward-4 Phil Behnen.

Maryville really wants to remove its maintenance facility, which is a total eyesore and includes trash and recycling and lawn waste storage, plus salt and cider storage and parking of large trucks and other vehicles off the main campus. To accomplish this they need to buy the 16 acres of land owned by the Ball family located on Conway Road just east of their entrance.

To try and get this pass the Board of Aldermen Maryville is hiding the maintenance building behind the drumbeat of how they want to move their soccer and softball fields to Conway Road. Maryville after selling off much of its property over 40 years ago now is out of space to expand the main campus.

The residents are upset about the rezoning in general but especially upset about the relocating the maintenance facility, vehicles and waste storage along Conway Road.

We were told that Meyland-Smith made his all too common “show of temper” when some residents stated they had been abandoned by elected officials.

THE FACT THAT IT IS TRASHED NOW, MIGHT BE A SIGN OF THINGS TO COME!

I was told by someone attending the meeting how Maryville officials admitted that the current maintenance grounds and building are trashed and an eyesore, but that would not happen if the maintenance department got a new facility.

How does this make any sense? If they had maintained the grounds and the building on campus it would not now be in deplorable condition. With this track record, who is going to expect anything other than a repeat of what has already occurred?



A resident walked up and photographed the condition of the current maintenance facility with stored equipment, snowplow blades, building materials and employee cars on one side and trashy conditions on the other side of a poster board.

CHANGES: Some alderpersons are telling people that Maryville held a meeting with residents to present a new proposal with changes. In response to residents of Hampshire Hill being upset with the proposed west parking lot entrance being directly across from Hampshire Hill Drive. Maryville moved it further to the east, but announced it would remove the gates they had promised to install and only unlock on days of games. While this appears to give-in to a concern of residents, it will allow for a cut through of students leaving the campus using a back road to access the new entrance.

Maryville also announced they were going to reduce the number of seats for the softball field from 100 to 50 and reduce the number of parking spaces. Well, that will just create more room for Maintenance trucks and equipment.

THE MILLION DOLLAR ROAD: Some residents spoke up about the road off the main campus drive to the maintenance facility and ball fields being used as a cut through by students especially after Maryville said they were going to remove the gates to the parking lot on Conway Road.

I was told that Stock and Maryville officials while claiming the school is going to be spending \$1,000,000 on the road to maintenance facility it was not going to be approved by the fire marshal for through traffic. Now this is an unusual building concept. Spend \$1m but don't make it compliment to local safety codes.

I spoke with West County EMS & Fire Protection District Fire Marshal Dan Bruno who said the road on the current set of plans from the campus main road to the maintenance facility meets all fire codes. He added Maryville can restrict traffic on the road, but the plans are compliant with fire code regulations.

INTERESTING STATEMENT FROM PHIL BEHNEN: Someone in attendance at the meeting told us no one in the crowd was supportive of Maryville's proposal. At one point Alderman Phil Behnen claimed his emails from residents on the subject are about 50-50. I was told much of the crowd found that hard to believe. I do too. Maybe if Maryville is having the staff email Behnen, but of actual nearby residents with half being in favor of the move of the maintenance facility to their residential street, I would find shocking.

Here is the email I sent to the city asking to see emails received on the subject. I'd love to double check what Phil said.

From: John Hoffmann [mailto:johnhoffmann@charter.net]
Sent: Friday, September 20, 2013 1:07 PM
To: 'McNamara, Ashley'
Subject: records request

John Hoffmann
13309 Manor Hill Road
Town and Country, MO 63131
314-835-0751

TO City Clerk

City of Town and Country
RE: Records Request

This is an official records request under the Sunshine Law for copies all email correspondence since April 2013 received by Town and Country and its aldermen concerning Maryville University-Ball property rezoning and site development requests along Conway Road.

Sincerely,

John Hoffmann

AND THE RESPONSE

From: McNamara, Ashley [mailto:McNamaraAN@town-and-country.org]
Sent: Tuesday, September 24, 2013 12:43 PM
To: John Hoffmann
Subject: Record Request

Good morning Mr. Hoffmann, I am in receipt of your request for email correspondence pertaining to the Maryville University-Ball property. We are currently in the process of determining the time necessary to obtain all of the information responsive to your request. I believe I will be able to respond with information relative to the fees involved and the date your request will be fulfilled by end of day Friday, September 27, 2013. Thanks so much.

Have a great day,

Ashley McNamara

City Clerk
City of Town & Country
1011 Municipal Center Drive
Town and Country, MO 63131
(314) 587-2806

This sounds like someone at city hall would like to make it an expensive proposition to view public records. I don't know if you have noticed but this newsletter does not generate revenue, but costs money to operate. This is a pretty simple request as the information is all in one place...the city's server. I made a similar type request with the City of Chesterfield which they quickly filled at no charge.

...SOCCER PRACTICE FIELD IS NOW ALSO A RUGBY FIELD:

Maryville got a special use permit for a "practice soccer field" a couple of years ago. The agreement for the special use permit was to be used for "soccer practice." However Maryville now has a "Club" level rugby team. The residents attending the P&Z hearing

were told only games on the main field and practices plus a youth summer soccer camp on the practice field.

However, the rugby team is playing its games on the “soccer practice field.” Maryville officials who had promised only Soccer and softball games would be played at the proposed complex apparently forgot a sport. .



Rugby is not a NCAA sport, but you would not know that if you look on the Maryville Saint’s Rugby team’s website. Here is what it said on September 20, 2013:



Maryville University Rugby

October 26, 2012

Maryville University is proud to have its first ever NCAA collegiate Rugby team. Join the Saints!

This from the Maryville Sports Information Director:

From: Yahng, Charles S. [mailto:cyahng@maryville.edu]

Sent: Friday, September 20, 2013 12:49 PM

To: John Hoffmann

Subject: RE: question

John,

Rugby is not an official NCAA-sponsored sport at any school, at any division in the country.

(If you want to see the list of championship sports, look at www.ncaa.com and all the sports are listed there.)

Chuck

KSDK CONTINUES TO IGNORE ST. LOUISIANS WITH JOURNALISM DEGREES:

Apparently almost no one from the St. Louis area goes to the University of Missouri and obtains a Journalism Degree if you judge some of the recent new hires at St. Louis TV stations. The latest is Nicole Berlie hired at Channel 5. Berlie is a Nebraska native, with an undergraduate degree from the University of Nebraska and a graduate degree from Syracuse. For the past six years she has been working in TV news in Omaha.



Nicole Berlie.

While KMOV and KTVI/KPLR have far more St. Louisians on the air, KMOV's last new hire anchor was Sharon Reed, who was an anchorwoman in Miami and Cleveland. In Cleveland she appeared nude in a piece title "Body of Art" involving a photograph of a number of nude people in Cleveland. She was romantically linked to basketball star LeBron James. Couldn't we find a St. Louis native newsperson who had taken their clothes off on TV in another market?



During weekdays you can see an anchorman who grew up in Chesterfield, an anchorwoman who grew up in Webster Groves, a weatherman from North County and an investigative reporter who grew up in Dogtown and went to Vianney .

KSDK does have some local talent, including Kay Quinn, a graduate of Maryville University. New hire Anne Allred is from Town and County and went to Villa and of course sportscaster Frank Cusumano is an All-St. Louis guy. So it is possible to hire St. Louisians as newscasters. Why hiring someone with the institutional knowledge of being from and growing up in St. Louis isn't a top priority is beyond me.

BACK TO THE FUTURE:



A 9-0-5 Liquor Store at 8th and market is behind the parade. A Velvet Freeze was in every suburb as far west as Creve Coeur.

When I was a kid in Webster Groves our family shopped at the Bettendorf' store on Big Bend at Elm. But that wasn't the only place. For over the counter meds and prescriptions it was A.L. Kaegel Drug Store, who often delivered.

For ice cream, my father would stop at a Velvet Freeze on his way home from work. Sure Bettendorf's had ice cream, but we liked Velvet Freeze. The same was true for booze. They didn't buy it at Bettendorf's. It was a trip to the 9-0-5 store on Manchester Road.

It has gotten to be like the 1960s again. WalMart recently stopped carrying Durkee's Famous Sauce (a mayo-mustard mix). I now buy that at Dierbuergs. WalMart also recently dropped the small size of Milk Bone dog biscuits. They were half as much as the Milk Bones at PetSsmart, Schnucks or Dierbergs. If I want devil egg potato salad I have to go to Shop and Save. The only 4.5 oz bar of soap I can find any longer is at Costco under the Kirkland brand. All the other companies reduced the size of their soap from 4.5 ounces to four ounces or 3.75 ounces.



MUSIC: Sasha's on Wednesday Sept. 18



These guys also played at One-19 in Kirkwood over the weekend.

Thursday Night on the square across from the Kirkwood City Hall



The Charlie B Trio with Larry Johnson on Sax, Mark Fredericks on keyboard and Charlie Boehm on vocals perform before a crowd of a couple hundred from 6-to-9 on possibly the last hot night of the year.

SATURDAY AT THE OLD WEBSTER JAZZ FESTIVAL: In past years the Air Force Band of Mid-America's Shades of Blue big band was the main attraction and a closing act at the Old Webster Jazz Festival. This year they were the opening act at noon on Saturday. It is extremely hard to get accepted for one of the 12 Air Force bands across the country, in Europe and Asia. To be an enlisted band member you have to have a music degree and most members have a graduate music degree. Because of the sequester the bands' travel budgets have been slashed. Lucky for us in St. Louis since the Mid-America is stationed at Scott Air Force base. They are still performing regularly; they are just doing it locally instead of across the Midwest. It was also nice to see something unusual in the trumpet section...two women staff sergeants.





Everyone is up for “Miller Time” as the band closes with In the Mood.

TUESDAY NIGHT AT TOUHILL: The St.L Jazz Orchestra with guest Jim Manley at the Touhill Performing Arts Center on Tuesday in a tribute to Maynard Ferguson played to a full house. The schedule tow-hour concert went an extra 30 minutes with Manley hitting all the high notes. Below is a photo of Manley on Tuesday night (left). On the right is a photo of Manley with Ferguson in Las Vegas.



WEDNESDAY SEPTEMBER 25 AT SASHA'S: The night after the big Touhill show, three local trumpeters are at the bar at Sasha's comparing notes from Tuesday night as Manley plays with his trio in the background.



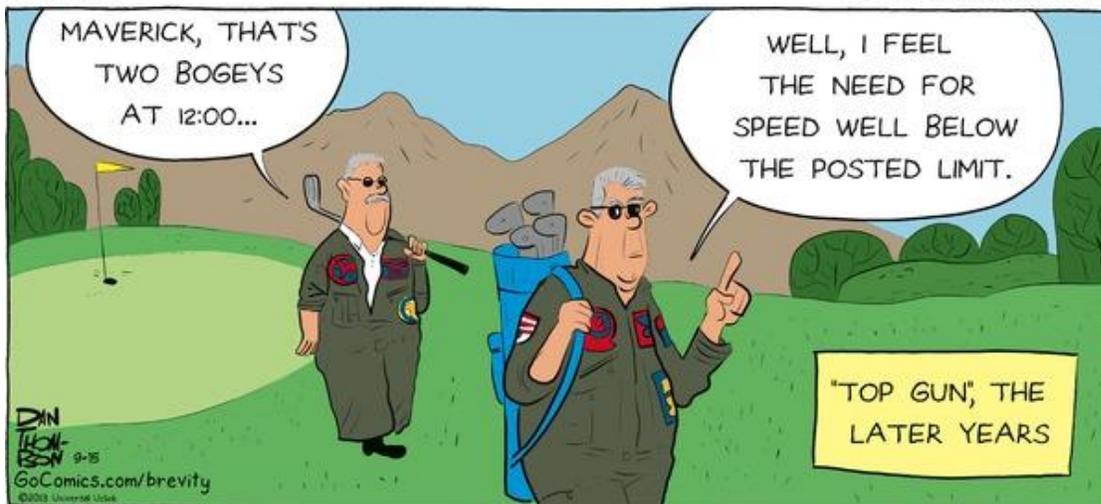
The Rev. Scott Sandifer, who sings and plays trumpet with the group Fantasy, left his Sprite at the bar and sat in with Lupy and Arlen.

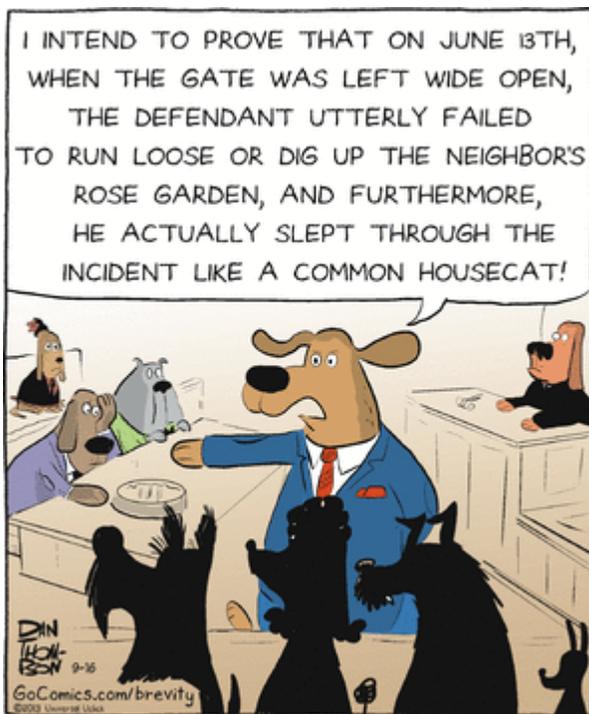
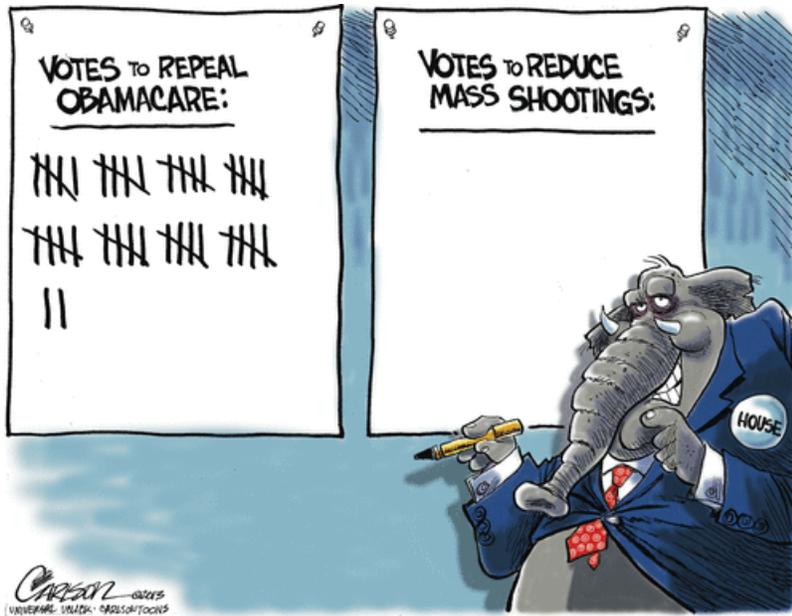
CARTOONS:

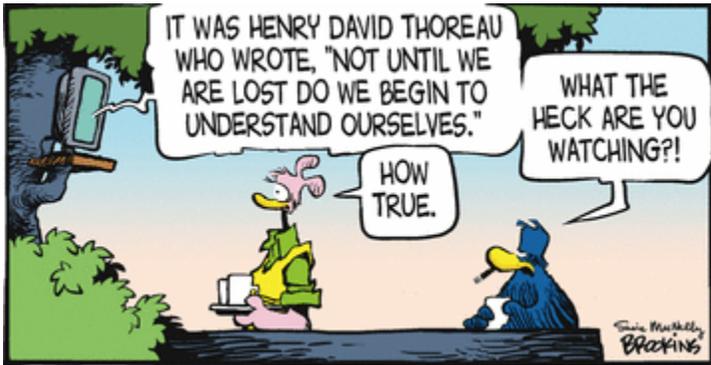


BREVITY

BY DAN THOMPSON









PICK THE ONE WE HAVE A HARD TIME DELIVERING TO FAR-OFF COUNTRIES.



"ANY CHANCE THEY COULD DO THE SAME FOR THE U.S.?"