

**PUBLIC AGENDA NOTES  
MAPLEWOOD CITY COUNCIL MEETING  
TUESDAY, JANUARY 23, 2018  
7:30 P.M.**

The following is a brief description of the agenda items for Tuesday, January 23, 2018:

ITEM NO. 6, is a public hearing to hear citizen's comments on a request by Ryan Hedge to operate a hair salon at 2512 Sutton Blvd.

ITEM NO. 10, BILL 6084 is an ordinance granting a Conditional Use Permit to Ryan Hedge to operate a hair salon at 2512 Sutton Boulevard. The property at 2512 Sutton Boulevard is zoned MD Medium Density Residential. Presently, there is a hair salon at this location. The proposed use would not be permitted in the Medium Density Zoning District. However, Section 56-1063(1) of the Zoning Code provides for an exception with approval of a Conditional Use Permit. A public hearing has been held on this matter and the bill has been read two times and tabled and is now ready for final Council action.

**AGENDA**  
**MAPLEWOOD CITY COUNCIL MEETING**  
**TUESDAY, JANUARY 23, 2018**  
**7:30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Councilperson
5. Approval of the Council Agenda
6. Public hearing to hear citizen's comments on a request by Ryan Hedge to operate a hair salon at 2512 Sutton Blvd.
7. Public Forum
8. Announcements
9. Approval of the January 9, 2018 City Council meeting minutes
10. Bill 6084 an Ordinance of the City Council of the City of Maplewood, Missouri granting a Conditional Use Permit to Ryan Hedge to operate a hair salon at 2512 Sutton Boulevard.
11. Council Communication
12. Mayor's Report
13. City Attorney's Report
14. City Manager's Report
15. Motion to hold a Closed Session, if needed, to discuss matters relating to litigation, legal actions and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO.
16. Adjournment



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**PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on 1/23/18 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on a request by Ryan Hedge to operate a hair salon at 2512 Sutton Blvd.

Ad as appearing in the January 8, 2018 **St. Louis Post-Dispatch**.

January 9, 2018

The January 9, 2018 City Council meeting was called to order at 7:33 p.m., Mayor Barry Greenberg presiding.

ON ROLL CALL, the following members were present: Mayor Greenberg, Councilmember Crader, Councilmember Dunn, Councilmember Faulkingham, Councilmember Schmidt and Councilmember Wood.

MOTION TO EXCUSE COUNCILPERSON: No need.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Wood motioned to approve the agenda, seconded by Councilmember Dunn, which motion received the approval of the Council.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST BY MAIRAJUDDIN SEDDIQI OF 7-ELEVEN LOCATED AT 2425 S. BIG BEND FOR A PACKAGED LIQUOR AND SUNDAY PACKAGED LIQUOR LICENSE: No one spoke.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST BY SOMYING FOX OF THAI TABLE TO BE LOCATED AT 7403 MANCHESTER FOR A LIQUOR LICENSE BY THE DRINK TO SERVE BEER AND WINE: No one spoke.

PUBLIC FORUM: Neal Gilb, 74XX Canterbury, requested additional police patrols on Canterbury for drivers going over the speed limit and making rolling stops at Canterbury and Greenwood.

Ruth Ormsbee, 3518 Greenwood, indicated she was concerned that the Great Rivers Greenway trail utilizing Greenwood Blvd. would make parking for the businesses on Greenwood more difficult and stressed that safety considerations be made with how the trail will cross Sutton at the railroad tracks. She also cited various incidences of traffic issues at the intersection of Sutton and Greenwood.

ANNOUNCEMENTS: Mayor Greenberg announced the upcoming Sweet Tooth Tour event on January 27, 2018.

APPROVAL OF THE DECEMBER 12, 2017 CITY COUNCIL MINUTES AND CLOSED SESSION MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Dunn, which motion received the approval of the Council.

MOTION TO APPROVE A REQUEST BY MAIRAJUDDIN SEDDIQI OF 7-ELEVEN LOCATED AT 2425 S. BIG BEND FOR A PACKAGED LIQUOR AND SUNDAY PACKAGED LIQUOR LICENSE: Councilmember Wood motioned to approve, duly seconded by Councilmember Dunn, which motion received the approval of the Council.

MOTION TO APPROVE A REQUEST BY SOMYING FOX OF THAI TABLE TO BE LOCATED AT 7403 MANCHESTER FOR A LIQUOR LICENSE BY THE DRINK TO SERVE BEER AND WINE: Councilmember Wood motioned to approve, duly seconded by Councilmember Dunn, which motion received the approval of the Council.

**R18-1**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING JOHN P. FRISELLA AS THE CITY OF MAPLEWOOD'S PROVISIONAL PROSECUTING ATTORNEY was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn to approve the resolution which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Schmidt and Wood. Nays, none.

**R18-2**, A RESOLUTION OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO PURCHASE SIX HUNDRED (600) HOURS AS PART OF THE IT SUPPORT SERVICE AGREEMENT WITH THE REGIONAL JUSTICE INFORMATION SYSTEM (REJIS) AT A COST OF FORTY-SIX THOUSAND TWO HUNDRED DOLLARS (\$46,200.00) was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn to approve the resolution which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Schmidt and Wood. Nays, none.

Councilmember Wood motioned to substitute the following updated resolution, duly seconded by Councilmember Dunn, which motion received the approval; by voice vote, of the Council:

**R18-3**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING AND DIRECTING THE SUBMISSION OF A BALLOT PROPOSITION TO THE QUALIFIED VOTERS OF THE CITY OF MAPLEWOOD, MISSOURI THE QUESTION OF WHETHER THE LEVY OF THE CITY'S EXISTING SOLID WASTE TAX SHALL BE INCREASED BY 10¢ PER \$100 OF ASSESSED VALUATION OF ALL RESIDENTIAL PROPERTY, COMMERCIAL PROPERTY AND PERSONAL PROPERTY IN THE CITY TO BE DEPOSITED INTO A FUND TO PROVIDE TRASH PICKUP AND RECYCLING SERVICES FOR SINGLE FAMILY, DUPLEXES, TRIPLEXES AND FOUR FAMILY RESIDENTIAL PROPERTIES WITHIN THE CITY OF MAPLEWOOD was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn to approve the resolution which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Schmidt and Wood. Nays, none.

**BILL 6084**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI GRANTING A CONDITIONAL USE PERMIT TO RYAN HEDGE TO OPERATE A HAIR SALON AT 2512 SUTTON BOULEVARD was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn, that Bill No. 6084 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Dunn that Bill No. 6084 be passed to its third and final reading, which motion received the majority approval

**BILL 6082**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION LOT CONSOLIDATION PLAT OF LOT B AND LOT C OF THE SUNNEN STATION REDEVELOPMENT was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn, that Bill No. 6082 be approved which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Schmidt and Wood. Nays, none.

BILL NO. 6082 was approved by the City Council on this 9<sup>th</sup> day of January, 2018 as **Ordinance number 5877**.

**BILL 6083**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION CONDOMINIUM PLAT OF 3267 S. BIG BEND BOULEVARD was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn, that Bill No. 6083 be approved which motion received the following roll call vote: Ayes, members Crader, Dunn, Faulkingham, Mayor Greenberg, Schmidt and Wood. Nays, none.

BILL NO. 6083 was approved by the City Council on this 9<sup>th</sup> day of January, 2018 as **Ordinance number 5878**.

DISCUSSION OF GREAT RIVERS GREENWAY TRAIL PROJECT IN MAPLEWOOD: After discussion, the Council agreed that before a decision for either of the proposed routes can be made, previously requested information regarding how the trail would cross Big Bend along with the safety concerns of how the trail would cross Sutton at Greenwood needs to be obtained from the Great Rivers Greenway.

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: No report.

MOTION TO HOLD A CLOSED SESSION, IF NEEDED, TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO: No need.

There being no further business before the Council, the meeting adjourned at 8:35 p.m.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI GRANTING A CONDITIONAL USE PERMIT TO RYAN HEDGE TO OPERATE A HAIR SALON AT 2512 SUTTON BOULEVARD**

WHEREAS, Ryan Hedge has applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-1063 (l) of the Maplewood Code of Ordinances to operate a hair salon at 2512 Sutton Boulevard; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their January 3, 2018 meeting by a vote of 5 ayes, 0 nays, 2 absent; and

WHEREAS, the City Council will hold a public hearing on this conditional use permit petition at their January 23, 2018 Council meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Ryan Hedge is hereby granted a Conditional Use Permit to operate a hair salon at 2512 Sutton Boulevard.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and conditions set forth for the property described in Section I as follows:

- (A) Permitted and Conditional Uses: The uses permitted in this Conditional Use Permit shall be as follows:
  - 1) All permitted land uses in the MD Medium Density Residential Zoning District.
  - 2) Hair Salon.
- (B) Architectural Standards/Sign Requirements:
  - 1) Any exterior changes to the building and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit.
  - 2) All non-conforming signage must be removed prior to the issuance of an occupancy permit/business license.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.
- (D) Business Operations
  - 1) No more than four (4) employees can work on site at any given time.
  - 2) Evidence of employee count must be provided annually as part of the business license renewal process.

Section III. Any expansion or alteration of use, (including the addition of one (1) additional employee) structure or site must be approved by the Plan & Zoning Commission prior to the issuance of a building permit.

Section IV. This ordinance shall be in full force and effect fifteen (15) days after it's passage and approval.

Passed this day of 2018.

\_\_\_\_\_  
Barry Greenberg, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Deputy City Clerk

Approved this day of , 2018.

\_\_\_\_\_  
Barry Greenberg, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Deputy City Clerk



## **FINDINGS OF FACT**

The Mayor and City Council make the following findings of fact for the petition for a conditional use permit to operate a hair salon at 2512 Sutton Blvd.:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.
- j. The proposed use is consistent with the design, construction and original intended use of the structure.
- k. The proposed use serves a community need, and no detrimental effect will be made upon the character of the zoning district in which the conditional use is proposed.