

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, JANUARY 24, 2017
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 for a conditional use permit in the LR District to operate office uses at 2009 Yale Ave.
7. Public Forum
8. Announcements
9. Approval of the January 10, 2017 City Council meeting minutes
10. Presentation of an Award of Excellence to Corporal Steven R. Jamerson
11. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to execute a temporary license agreement between Brixmor SPE 1, LLC and the City of Maplewood for the public use of parking spaces at 7325-7355 Manchester Ave.
12. Bill 6044 an Ordinance of the City Council of the City of Maplewood, Missouri, amending Planned Unit Development Ordinance No. 5724 to modify the structure setbacks for Lot 1 of the Planned Unit Development and create a new Lot 6.
13. Bill 6050 an Ordinance of the City Council of the City of Maplewood, Missouri granting a Conditional Use Permit to Mark Rubin to operate office uses at 2009 Yale Avenue.
14. Council Communication
15. Mayor's Report
16. City Attorney's Report
17. City Manager's Report

18. 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.

19. Adjournment

PUBLIC AGENDA NOTES
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, JANUARY 24, 2017
7:30 P.M.

The following is a brief description of the agenda items for Tuesday, January 24, 2017:

ITEM NO. 6, is a public hearing to hear citizens' comments on a request for a Conditional Use Permit in the LR District to operate offices at 2009 Yale Ave.

ITEM NO. 10, is a presentation of an Award of Excellence to Corporal Steven R. Jamerson.

ITEM NO. 11, is a resolution authorizing the City Manager to execute a temporary license agreement between Brixmor SPE 1, LLC and the City of Maplewood for the public use of parking spaces at 7325-7355 Manchester Ave.

ITEM NO. 12, Bill 6044 is an ordinance amending Planned Unit Development Ordinance No. 5724 to modify the structure setbacks for Lot 1 of the Planned Unit Development and create a new Lot 6. This ordinance creates a new Lot 6 (split of Lot 5) to separate the dilapidated structure that was repaired and converted to a loft unit and art studio common area (Appendix A) and revise the structure footprint and setback for Lot 1. The petitioner has a buyer for Lot 1 and is modifying the proposed townhouse to be built for the buyer (Appendix B). The Plan and Zoning Commission voted 6 ayes, 0 nays to approve this request. **THIS BILL WILL NEED TO BE TABLED.**

ITEM NO. 13, Bill 6050 is an ordinance granting a Conditional Use Permit to Mark Rubin to operate office uses at 2009 Yale Avenue. The site is zoned LR Limited Residential. The one-story building was built in 1930 and has two office suites that have historically supported a variety of commercial uses. Presently, Austin Investments Inc. occupies one office; the other office is vacant but is the proposed location for Senior Helping Seniors. The Plan and Zoning Commission recommended 7 ayes, 0 nays to approve this petition at their January 3, 2017 meeting. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

▼
*City
of Maplewood*



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PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on January 24, 2017, at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO, to hear citizen's comments on a request for a Conditional Use Permit in the LR District to operate office uses at 2009 Yale Ave.

Ad as appearing in the January 6, 2017 **St. Louis Post-Dispatch**.

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

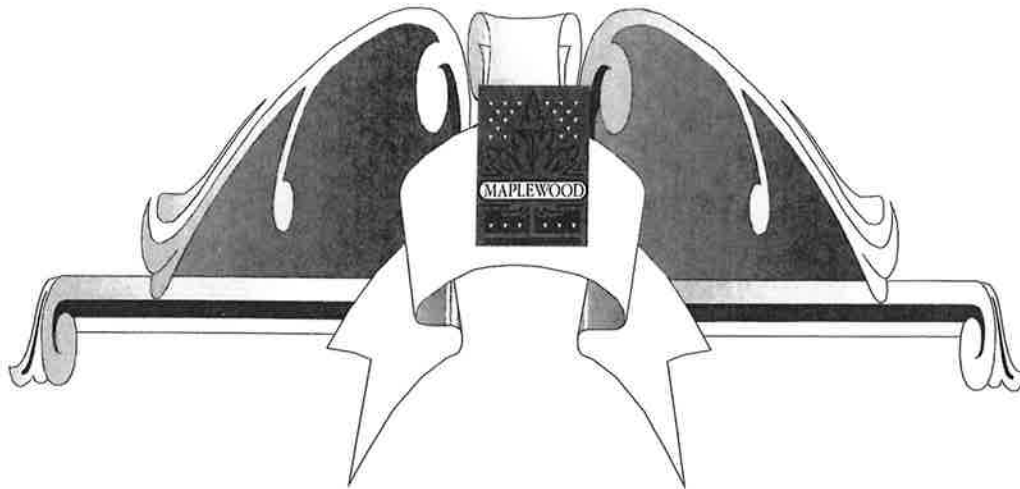
DATE: January 20, 2017

RE: Award of Excellence – Corporal Steven Jamerson

Chief Kruse is presenting Corporal Steven Jamerson with an Award of Excellence in regard to theft of vehicles off the Dean Team Volvo Dealership parking lot. Corporal Jamerson's actions prevented the theft of many more vehicles because the thieves had broken into the Dean Team offices and stolen approximately 30 key fobs, many of which were recovered.

If you have any questions, please contact me.


Martin J. Corcoran
City Manager



MAPLEWOOD POLICE DEPARTMENT

CORPORAL STEVEN R. JAMERSON

AWARD OF EXCELLENCE

I am presenting you with the Award of Excellence in recognition of your actions while on routine patrol in the 2700 block of Laclede Station Road on December 25, 2016.

At approximately 04:00 hours, you observed three suspicious motor vehicles parked on the street at the above location. All vehicles had a Dean Team Volvo license plate holder affixed to the rear and male subjects occupied each auto.

The vehicles were parked in very close proximity to Dean Team Volvo located at 7700 Manchester Road and you believed that the occupants were preparing to steal them. You immediately radioed for assistance and the vehicles sped off in different directions.

You and responding officers pursued and successfully stopped one of the fleeing vehicles in Sunnen Business Park apprehending the driver. Your subsequent investigation revealed that the suspects had burglarized the dealership earlier in the night and had stolen approximately thirty key fobs, many of which investigating officers recovered on the parking lot.

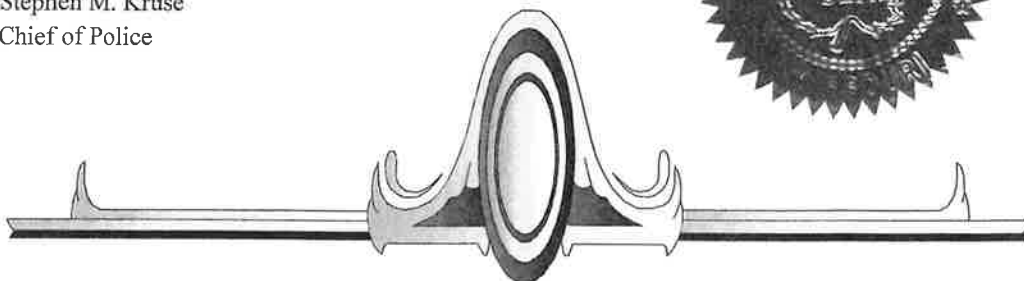
Further investigation revealed that the suspects initially stole six cars from the dealership valued at approximately \$65,000.00 each, and that the suspects apparently intended to return and steal more vehicles throughout the remainder of the night and day as the dealership was closed because of Christmas.

Your vigilance and professionalism potentially prevented the additional theft of several hundred thousand dollars in motor vehicles.

The owner of Dean Team Volvo expressed his sincere appreciation for your diligence and outstanding job performance.

January 20, 2017

Stephen M. Kruse
Chief of Police



INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: January 20, 2017

RE: Temporary License Agreement – Shop'n Save Parking Lot

Attached is a resolution authorizing the City Manager to sign a temporary license agreement with Brixmor SPE 1 LLC for the use of 134 parking spaces at the Maplewood Square Center. After long protracted negotiations, we have finally agreed on 85¢ per parking space. If you remember, they wanted \$1 per parking space and I wanted to pay 75¢ per parking space.

I do not believe there was any more wiggle room to negotiate. We got to the point where it was take it, or leave it.

If you have any questions, please contact me.


Martin J. Corcoran
City Manager

Enclosure

RESOLUTION

R17-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A TEMPORARY LICENSE AGREEMENT BETWEEN BRIXMOR SPE 1, LLC AND THE CITY OF MAPLEWOOD FOR THE PUBLIC USE OF PARKING SPACES AT 7325-7355 MANCHESTER AVE.

WHEREAS, Brixmor SPE 1, LLC owns the Maplewood Square shopping center; and

WHEREAS, the City of Maplewood desires to continue to have access to parking spaces for use by the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The City Manager is hereby authorized to execute a temporary license agreement between Brixmor SPE 1, LLC and the City of Maplewood.

Passed this 24th day of January, 2017

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

Approved this 24th day of January, 2017

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

BILL NO. 6044

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NO. 5724 TO MODIFY THE STRUCTURE SETBACKS FOR LOT 1 OF THE PLANNED UNIT DEVELOPMENT AND CREATE A NEW LOT 6

WHEREAS, Planned Unit Development Ordinance No. 5724 was approved by the Maplewood City Council on January 28, 2014; and

WHEREAS, the footprint for the proposed structure on lot 1 has changed due to a buyer's request; and

WHEREAS, lot 5 will be split into a revised lot 5 and newly created lot 6; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their November 7, 2016 meeting by a vote of 6 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on the amendment at their December 13, 2016 Council meeting.

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

Section I. Planned Unit Development Ordinance No. 5724, is hereby amended by amending Section II. Uses, by adding the following text.

F. Lot 6 – The following uses are permitted for the property.

1. Detached single family dwellings.
2. Art studio/gallery for no more than four (4) people in the existing structure to the north of lot 6. Evidence of employee (gallery users) count shall be furnished to the City Clerk annually as part of the studio's business license renewal process.
3. Home occupations as provided in article III., division 3 of the zoning ordinance.
4. Accessory uses as provided in article III., division 4 of the zoning ordinance.

Section II. Planned Unit Development Ordinance No. 5724, is hereby amended by deleting the text in Section III. Use Regulations, Conditions and Standards: B. Building Setbacks, 4. and replacing it with the following text in its stead.

4. Side and rear setbacks for newly created structures (lot 1, 2 and 3) shall be as per the preliminary plan prepared by Frontenac Engineering dated 10/22/13, revised to (___/___/___) and identified as Exhibit A.

Section III. Planned Unit Development Ordinance No. 5724, is hereby amended by deleting the following text in Section II. Uses, E. Lot 5.

3. Art studio/gallery for no more than four (4) people in the existing structure to the north of lot 6. Evidence of employee (gallery users) count shall be furnished to the City Clerk annually as part of the studio's business license renewal process.

Section III. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of , 2016

James White, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Passed this day of , 2016

James White, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI GRANTING A CONDITIONAL USE PERMIT TO MARK RUBIN TO OPERATE OFFICE USES AT 2009 YALE AVENUE

WHEREAS, Mark Rubín of Austin Investments 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 real estate management office and a senior services office (Seniors Helping Seniors) at 2009 Yale Avenue; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their January 3, 2017 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council will hold a public hearing on this conditional use permit petition at their January 24, 2017 Council meeting.

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

Section I. Mark Rubín is hereby granted a Conditional Use Permit to operate low impact office uses that generate little foot traffic at 2009 Yale Avenue.

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 LR Limited Residential Zoning District.
 - 2) Real Estate Management Office.
 - 3) Senior Services Office Facility.

- (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 six (6) employees can work on site at any given time.

Section III. Any expansion or alteration of use, 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 2017.

James White, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this day of 2017.

James White, 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 office uses at 2009 Yale Avenue:

- 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.