

January 10, 2017

The January 10, 2017 City Council meeting was called to order at 7:30 p.m., Mayor James White presiding.

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

MOTION TO EXCUSE COUNCILPERSON: Councilmember Wood motioned to excuse Councilmember Cerven, seconded by Councilmember Dunn, which motion received the approval of the Council.

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 FOR A CONDITIONAL USE PERMIT TO ALLOW AN APARTMENT COMPLEX (EXISTING SIX-UNIT BUILDING) IN THE SR ZONING DISTRICT AT 7263 ZEPHYR PLACE: John Dickerson, 7259 Zephyr, voiced concerns regarding setback regulations, parking and interior water damage.

PUBLIC FORUM: Ray Crader, 7114 High St., spoke in favor of the conditional use permit for 2009 Yale Ave.

ANNOUNCEMENTS: None.

APPROVAL OF THE DECEMBER 13, 2016 CITY COUNCIL MEETING MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Dunn, which motion received the majority approval, by voice vote, of the Council.

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 was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn that Bill No. 6050 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. 6047 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

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: Councilmember Wood motioned to table, seconded by Councilmember Dunn, which motion received the approval of the Council.

BILL 6047, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION OF LOT 10 IN BLOCK 24 OF GREENWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 18 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn that Bill No. 6047 be approved, which motion received the following roll call vote: Ayes, members Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6047 was approved by the City Council on this 10th day of January, 2017 as **Ordinance number 5842**.

BILL 6048, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A SIX FAMILY APARTMENT IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 7263 ZEPHYR PLACE was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 6048 be tabled for the reading of the findings of fact, duly seconded by Councilmember Dunn, which motion received the approval, by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow a six family apartment in the SR Single Family Residential District at 7263 Zephyr Place:

- The proposed use complies with all applicable provision of the Zoning Code.
- The proposed use will contribute to and promote the community welfare and convenience.
- The proposed use will not cause substantial injury to the value of neighboring property.
- The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- The proposed use will not substantially increase traffic hazards.
- The proposed use will not substantially increase fire hazards.
- The proposed use will not overtax public utilities.
- The proposed use will not place an undue burden on municipal services.
- The proposed use is consistent with the design, construction and original intended use of the structure.
- The proposed use serves a community need, and not detrimental effect will be made upon the character of the zoning district in which the conditional use is proposed.

It was then moved by Councilmember Wood, duly seconded by Councilmember Dunn, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 6048 back onto the table, duly seconded by Councilmember Dunn, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Dunn, that Bill No. 6048 be approved which motion received the following roll call vote: Ayes, members Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6048 was approved by the City Council on this 10th day of January, 2017 as **Ordinance number 5843.**

BILL 6049, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 10-ANIMALS AND FOWL, SECTION 10-2 ó RAISING CERTAIN ANIMALS PROHIBITED was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn that Bill No. 6049 be approved, which motion received the following roll call vote: Ayes, members Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6049 was approved by the City Council on this 10th day of January, 2017 as **Ordinance number 5844.**

DISCUSSION OF MANCHESTER ROAD (BIG BEND TO BARTOLD):

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: City Manager Corcoran recognized Sustainability Commission members in the audience Maurice Muia and Nick Frisella.

Mr. Corcoran stated there will be a very small council agenda for the December 27, 2016 meeting.

Finally, he wished everyone a Merry Christmas and Happy Hanukah.

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 8:20 p.m.

