

**AGENDA**  
**MAPLEWOOD CITY COUNCIL MEETING**  
**TUESDAY, JANUARY 12, 2016**  
**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 Forum
7. Announcements
8. Approval of the December 22, 2015 City Council meeting minutes
9. A Resolution of the City Council of the City of Maplewood, Missouri, honoring and commending Nick Gantz on his attainment of the Eagle Scout award.
10. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to accept the bid of SSM Executive Health/SSM Medical Group in the amount of eleven thousand three hundred ninety (\$11,390.00) to provide Fit For Duty Medical Physicals for twenty (20) firefighters.
11. An Ordinance of the City Council of the City of Maplewood, Missouri, amending Ordinance 5573, as amended, Chapter 56, Zoning, Section 56-232, (41), Conditional Uses Use Limitations to allow Day Care Centers as a Conditional Use in the AB Arterial Business District.
12. An Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Carrie McGee of Creative Crayons Child Care to operate a 24-hour daycare facility in the AB Arterial Business District at 2305 S. Big Bend Boulevard.
13. An Ordinance of the City Council of the City of Maplewood, Missouri, amending Ordinance 5573, as amended, Chapter 56, Zoning, Section 56-206, (18) b., Conditional Uses Use Limitations to modify the square footage requirements of retail space for micro-breweries in the CB Community Business District.
14. An Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Side Project Brewing to operate a Microbrewery business at 7458 Manchester Road.

15. An Ordinance of the City Council of the City of Maplewood, Missouri, amending Planned Unit Development Ordinance No. 5772 Section III. B. to modify building, parking and drive setbacks.
16. An Ordinance of the City Council of the City of Maplewood, Missouri approving a Preliminary Development Plan approximately 18.79 acres of land bounded on the north by Sunnen Products Company, on the west by Hanley Road, on the south by Sunnen Drive and on the east by the MetroLink right of way and approving final development plans for Lots A, D and F.
17. Bill 6000 an Ordinance of the City Council of the City of Maplewood, Missouri, authorizing submission to the voters in the City of Maplewood at the April 5, 2016 election the question of whether Section 3.2, Paragraph 3C dealing with election and terms for City Council members shall be amended.
18. Bill 6001 an Ordinance of the City Council of the City of Maplewood, Missouri, authorizing submission to the voters in the City of Maplewood at the April 5, 2016 election the question of whether Section 4.1, Election, term, qualifications, dealing with terms for the Mayor shall be amended.
19. Bill 6002 an Ordinance of the City Council of the City of Maplewood, Missouri, authorizing submission to the voters in the City of Maplewood at the April 5, 2016 election the question of whether Section 6.1, Administrative organization shall be amended by eliminating the position of city treasurer.
20. Bill 6003 an Ordinance of the City Council of the City of Maplewood, Missouri, authorizing submission to the voters in the City of Maplewood at the April 5, 2016 election the question of whether Section 11.4 Procedure after filing, Paragraph (a) shall be amended.
21. Bill 6004 an Ordinance of the City Council of the City of Maplewood, Missouri amending Ordinance 5573, as amended, Chapter 6, Advertising, Section 6-49, Regulations, Paragraph B(6), Subparagraph B.
22. Bill 6005 an Ordinance of the City Council of the City of Maplewood, Missouri, approving a revised preliminary plat and a record plat for the Sunnen Station Redevelopment.
23. Discussion of outdoor dining regulations.
24. Council Communication
25. Mayor's Report
26. City Attorney's Report
27. City Manager's Report

28. 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.

29. Adjournment

**PUBLIC AGENDA NOTES  
MAPLEWOOD CITY COUNCIL MEETING  
TUESDAY, JANUARY 12, 2016  
7:30 P.M.**

The following is a brief description of the Agenda items for Tuesday, January 12, 2016:

ITEM NO. 9, is a resolution honoring and commending Nick Gantz, a Maplewood resident, on obtaining his Eagle Scout rank. Nick will be in attendance at the January 12, 2016 Council meeting to receive the resolution.

ITEM NO. 10, is a resolution authorizing the City Manager to accept the bid of SSM Executive Health/SSM Medical Group in the amount of \$11,390.00 to provide Fit For Duty Medical Physicals for our twenty (20) firefighters. The low bid is good for three years. The cost of these physicals is paid for by the City of Maplewood.

ITEM NO. 11, is an ordinance amending the Maplewood Code of Ordinances, as amended, by amending Chapter 56, Zoning Code, Section 56-232, (41), Conditional Use Limitations to allow Day Care Centers as a Conditional Use in the AB Arterial Business District. Presently, the Zoning Code prohibits day care centers in the CB and AB Districts. Staff believes that the AB District is an appropriate District to allow day care centers as a Conditional Use. The Plan & Zoning Commission, at their January 4, 2016 meeting, voted 7 ayes, 0 nays to approve the amendment.

ITEM NO. 12, is an ordinance granting a Conditional Use Permit to Carrie McGee of Creative Crayons Child Care to operate a 24-hour day care facility in the AB Arterial District at 2305 S. Big Bend. The petitioner has indicated she would like to provide child care for children of all ages, 24-hours a day. These hours would cater to parents who work shifts or evening jobs. The petitioner indicated they may have as many as 5 children on site which would vary depending on the particular shift and there would be as many as 3 employees on site. The Plan & Zoning Commission, at their January 4, 2016 meeting, voted 7 ayes, 0 nays to recommend approval of this Conditional Use Permit.

ITEM NO. 13, is an ordinance amending the Zoning Code, Section 56-206, (18) b., Conditional Use Limitation, to modify the square footage requirements of retail space for micro-breweries in the CB Community Business District. Micro-breweries were allowed in the CB District when Schlafly came to Maplewood and the language allowing micro-breweries was catered to Schlafly's which required 9,500 square feet of retail be provided. The total square footage of 7458 Manchester (formerly St. Louis Closet Company) is only 7,800 square feet. Cory King, owner of Side Project, is proposing that 31% of the total floor area (2,400 square feet) be dedicated to retail. This will leave 5,400 square feet for brewery operations. The Plan & Zoning Commission, at their January 4, 2016 meeting, recommended 7 ayes, 0 nays that this Zoning Code amendment be approved.

ITEM NO. 14, is an ordinance granting a Conditional Use Permit to Side Project Brewing to operate a microbrewery business at 7458 Manchester Road (formerly St. Louis Closet Company). Cory King, the petitioner, currently owns the Side Project Cellar tasting room on Marietta Avenue. Initially, Mr. King plans on having his retail operation open on Saturday and Sunday from noon to 6:00 p.m. He will continue to operate the Side Project Cellar tasting room. The Plan & Zoning Commission, at their January 4, 2016 meeting, recommended 7 ayes, 0 nays to approve this Conditional Use Permit.

ITEM NO. 15, is an ordinance amending Planned Unit Development Ordinance No. 5772 Section III. B. to modify building, parking and drive setbacks to reflect what is proposed in the development plan.

ITEM NO. 16, is an ordinance approving a Preliminary Development Plan for approximately 18.79 acres of land bounded on the north by Sunnen Products Company, on the west by Hanley Road, on the south by Sunnen Drive and on the east by the MetroLink right of way and approving final development plans for Lots A, D and F. The requirement of the zoning ordinance for PUD's requires the approval of both a preliminary development plan and a final development plan.

ITEM NO. 17, Bill 6000 is an ordinance that amends the City Charter for city council members other than the mayor to be elected to serve staggered three year terms with a maximum of three full consecutive terms (9 years). This bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 18, Bill 6001 is an ordinance amending the City Charter so that the mayor's term is three years with a three-term term limit (maximum 9 years). In order to transition from a four-year mayor's term to a three-year term, a four-year mayor term will be established April 2017, expiring April 2021. Thereafter, the three-year mayor term will be established. Thus, theoretically, the mayor who would be elected in 2017 could serve 10 years, one 4-year term and two 3-year terms. This bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 19, Bill 6002 is an ordinance that eliminates the position of city treasurer which has been vacant for many years. This bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 20, Bill 6003, is an amendment to the Charter dealing with the filing of petitions. This provision eliminates the legal question of whether additional signatures can be added to a petition after it is found insufficient and the time to file a petition has expired. This bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 21, Bill 6004, is an ordinance that amends the Maplewood Code of Ordinances, Chapter 6, Advertising (sign ordinance) by allowing projecting signs in the Special Business District. Presently, there is a small portion of the Special Business District that cannot have projecting signs which was an oversight when this ordinance was originally created. This bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 22, Bill 6005, is an ordinance approving a revised preliminary plat and a record plat for the Sunnen Station Redevelopment. This plat is required as part of the PUD process. It is requested that this Ordinance be tabled until the January 26, 2016 meeting.

ITEM NO. 23, is a discussion of outdoor dining regulations. A number of restaurants have requested that they be allowed to continue outdoor dining past November 30 and before March 1 due to the fact that there are times during the above mentioned period when weather is acceptable for outdoor dining.

December 22, 2015

The December 22, 2015 Council meeting was called to order at 7:30 p.m., Mayor James White presiding.

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

MOTION TO EXCUSE COUNCILPERSON: No need.

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

PUBLIC FORUM: Mayor White recognized Boy Scout Ryan Bolef who stated he is attending tonight's council meeting because he is working on his communication merit badge and citizenship in the community merit badge.

ANNOUNCEMENTS: None.

APPROVAL OF THE DECEMBER 8, 2015 CITY COUNCIL MEETING MINUTES AND CLOSED SESSION MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

**R15-56**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO SIGN A TAX EXEMPT LEASE PURCHASING AGREEMENT WITH U.S. BANCORP GOVERNMENT LEASING AND FINANCE INC. FOR FACILITY MODERNIZATION AND ENERGY EFFICIENCY IMPROVEMENTS TO CITY OF MAPLEWOOD FACILITIES was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

**BILL 6005**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROVING A REVISED PRELIMINARY PLAT AND A RECORD PLAT FOR THE SUNNEN STATION REDEVELOPMENT: It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6005 be tabled, which motion received the majority approval; by voice vote, of the Council.

**BILL 5999**, AN ORDINANCE DETERMINING THAT CERTAIN ADDITIONAL PARCELS ARE A BLIGHTED AREA AS DEFINED IN CHAPTER 353, REVISED STATUTES OF MISSOURI AND ARE TO BE INCLUDED IN THE SUNNEN STATION REDEVELOPMENT AREA; APPROVING THE SUNNEN STATION PHASE II URBAN DEVELOPMENT PLAN FOR THE AREA; AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MAPLEWOOD AND SUNCO, LLC; AND AUTHORIZING TAX ABATEMENT FOR THE AREA was given its third and final reading. Councilmember Wood motioned to amend Bill 5999 by substituting the version that has been

forwarded to the Council by the City Manager as reflected in the redlined version of said Bill and the Phase II Plan and the Redevelopment Agreement attached as Exhibits B and C, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that amended Bill No. 5999 be approved, which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Bill 5999 was approved by the City Council on this 22<sup>nd</sup> day of December, 2015 as **Ordinance number 5795**.

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: Mr. Corcoran wished everyone a Merry Christmas and Happy New Year.

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 7:45 p.m.

# INTEROFFICE MEMORANDUM

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TO: Mayor & City Council  
FROM: Martin J. Corcoran, City Manager  
DATE: January 6, 2016  
RE: Nick Gantz

Nick Gantz, son of Joe and Pam Gantz who reside at 7545 Ellis, received his Eagle Scout rank on December 20, 2015. Nick has been an active member of Troop 362 and did his eagle project in the City of Maplewood. Nick's project was to rebuild the raised beds in our community garden and he and his fellow scouts did an outstanding job. The beds are now made out of concrete blocks and will not deteriorate. The attached resolution honors and commends Nick Gantz on his outstanding achievement.

If you have any questions, please contact me.

  
Martin J. Corcoran  
City Manager

Enclosure

**RESOLUTION**

**R16-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, HONORING AND COMMENDING NICK GANTZ ON HIS ATTAINMENT OF THE EAGLE SCOUT AWARD.

WHEREAS, Nick Gantz was presented the Eagle Scout award on Sunday, December 20, 2015; and

WHEREAS, the Eagle Scout award is the highest rank in scouting; and

WHEREAS, Nick Gantz's hard work and dedication to the Boy Scout movement culminated by his earning of the Eagle Scout award; and

WHEREAS, Nick Gantz has been active in Troop 362 for over 7 years where he has held major leadership positions; and

WHEREAS, Nick Gantz's project benefitted the City of Maplewood by building new raised beds for the community garden; and

WHEREAS, Nick Gantz has camped over 100 nights and canoed over 50 miles; and

WHEREAS, Nick Gantz has earned the admiration and high regard of those with whom he has come into contact with and the affection of his fellow scouts who are proud to call him a friend.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Nick Gantz is hereby honored and commended on his attainment of the highest rank in scouting – the Eagle Scout award.

Passed this        day of        , 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

Approved this        day of        , 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

# INTEROFFICE MEMORANDUM

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To: Martin J. Corcoran, City Manager  
From: Terry Merrell, Fire Chief  
Date: January 6, 2016  
Subject: Fit For Duty Medical Physicals

The city intends to contract for the services of providing “Fit for Duty Medical Physicals” for all twenty members of the fire department. The purpose of the physicals is to provide a comprehensive medical evaluation to assess the health and fitness for duty of all fire department employees and assure all members are properly immunized in accordance with occupational hazards.

A request for bids was prepared for this purpose and a public notice of the request for bids was placed in the St. Louis Business Journal on November 13, 2015. The bid packets were made available at city hall and posted on the city’s website. The request for bids was also emailed to SSM WorkHealth, BarnesCare/BJC HealthCare, and SSM Executive Health /SSM Medical Group.

Bids were opened on December 11, 2015 at 10:00 AM. At that time, two bid proposals had been received and were opened during the public bid opening. Both were considered responsive. I reviewed the two proposals with our health & wellness officer, Lieutenant Rod Latorre.

The following week a third proposal was received from PowerMed, Inc. that arrived past the submission deadline and did not comply with the city’s bid submission requirements. As such, their proposal could not be considered.

In consideration the annual total costs of all expected services that will be required for our current staff of twenty firefighters, SSM Executive Health /SSM Medical Group submitted a proposal that calculated to a total of \$11,390 for the calendar year 2016. All required services can be completed at their main location during a single appointment. They are also capable of accommodating as many as six appointments simultaneously.

For the same types of services, BarnesCare/BJC HealthCare supplied a proposal in the amount of \$14,130 for the calendar year 2016. Their proposal requires the firefighters to travel to two different locations on two different days to complete their physical evaluations. Furthermore, BarnesCare/BJC HealthCare are only able to accommodate two simultaneous appointments.

Taking into account the firefighters will attend the physical appointments while on-duty, it is

very important the physicals are completed in a time efficient and logistically practical manner that will allow the firefighters to return to the fire station as soon as possible. The proposal submitted by SSM Executive Health/SSM Medical Group, with all services available at one location during a single visit, will require less than half the time commitment as compared to the BarnesCare/BJC HealthCare proposal.

SSM Executive Health/SSM Medical Group has been providing fire service medical physicals for twenty-nine years and currently serves thirty-one different fire service agencies in the St. Louis region. They have also served as the Maplewood Fire Department's provider of these services for the previous three years.

Taking into account they provided the lowest cost proposal and the additional supporting details above, it is my recommendation it is in the best interests of the city to accept the proposal supplied by SSM Health Care/SSM Medical Group to provide "Fit for Duty Medical Physicals" to the members of the fire department.

Funds for the "Fit For Duty Medical Physicals" are included in the 2015/2016 Fire Department budget.

Terry J. Merrell  
Fire Chief

**RESOLUTION**

**R16-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF SSM EXECUTIVE HEALTH/SSM MEDICAL GROUP IN THE AMOUNT OF ELEVEN THOUSAND THREE HUNDRED NINETY (\$11,390.00) TO PROVIDE FIT FOR DUTY MEDICAL PHYSICALS FOR TWENTY (20) FIREFIGHTERS.

WHEREAS, bids were duly advertised and publicly opened for the services of providing Fit For Duty Medical Physicals for twenty (20) firefighters on December 11<sup>th</sup> at 10:00 a.m.; and

WHEREAS, three (3) bids were received, two (2) which were considered responsive; and

WHEREAS, the bids ranged from \$11,390 to \$14,130; and

WHEREAS, the bid supplied by SSM Executive Health/SSM Medical Group in the amount of \$11,390 provided the best overall service package; and

WHEREAS, SSM Executive Health/SSM Medical Group has been providing physical examinations in accordance with National Fire Protection Association guidelines to numerous fire service agencies in the Saint Louis area for over twenty nine years; and

WHEREAS, the Fire Chief has reviewed the proposals and affirms the proposal supplied by SSM Executive Health/SSM Medical Group is in the best interests of the city; and

WHEREAS, the funds for these services are allocated in the Fire Department 2015/16 General Fund budget.

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

The City Manager is hereby authorized in the best interests of the city to accept the bid of SSM Executive Health/SSM Medical Group in the amount of eleven thousand three hundred ninety dollars (\$11,390.00) for the services providing Fit For Duty Medical Physicals for twenty (20) firefighters employed by the Maplewood Fire Department.

Passed this 12<sup>th</sup> day of January, 2016.

\_\_\_\_\_  
James White, Mayor

Attest:

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

Approved this 12<sup>th</sup> day of January, 2016.

\_\_\_\_\_  
James White, Mayor

# INTEROFFICE MEMORANDUM

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To: Planning Commission  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: December 14, 2015  
Subject: Petition Number 2016-1 - Amendment to the AB Arterial Business District Sec. 56-232, (41), Conditional Uses of the Zoning Ordinance

Staff recently received an application for a 24 hour day care center at 2305 S. Big Bend Blvd. (petition # 2016-2). Currently day care centers are not permitted in the CB Community Business District or the AB Arterial Business District. I believe the ban in CB Community Business District has merit however given the below intent and purpose of the AB District, I have no concerns with allowing day care centers as a conditional use in the AB District.

AB District “businesses and commercial uses draw customers primarily from motorist passing,” and contain “uses that function relatively independent of intensive pedestrian traffic and proximity of other businesses.”

Please review the attached ordinance which allows day care centers in the AB District with a conditional use permit and contact me with any questions, comments or concerns.

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▼  
*City  
of Maplewood*



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### **PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on 1/26/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on an amendment to Sec. 56-232 (41) AB District Conditional Uses to allow day care centers as a conditional use.

Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION SEC. 56-232, (41), CONDITIONAL USES USE LIMITATIONS TO ALLOW DAY CARE CENTERS AS A CONDITIONAL USE IN THE AB ARTERIAL BUSINESS DISTRICT

WHEREAS, the Plan and Zoning Commission recommended approval by a vote of ayes, nays of the amendment to the AB District at their January 4, 2016 meeting; and

WHEREAS, the City Council held a public hearing on January 26, 2016 regarding the proposed amendment to the AB District.

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

Section I. Section 56-232 (41) AB Arterial Business District conditional uses is hereby amended by inserting the following text:

- (1) Day care centers.

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

Passed this <sup>th</sup> day of, 2016

\_\_\_\_\_  
James White, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this <sup>th</sup> day of , 2016

\_\_\_\_\_  
James White, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, Acting City Clerk

# INTEROFFICE MEMORANDUM

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TO: Plan & Zoning Commission

FROM: Anthony Traxler, Assistant City Manager/Director of Public Works

DATE: December 14, 2015

RE: **Petition #2016-2 – Review and recommendation for a conditional use permit to operate a daycare center at 2305 S. Big Bend Boulevard**

## BACKGROUND

The subject property at 2305 S. Big Bend Blvd. is zoned AB Arterial Business District. The structure is a brick two-story home located along S. Big Bend Blvd., just south of Folk Avenue. The petitioner currently lives on-site (residential use is grandfathered).

## ZONING REQUEST

The petitioner, Carrie McGee of Creative Crayons Child Care is requesting a conditional use permit to operate a daycare center at 2305 S. Big Bend Blvd. Currently day care centers are not allowed in the AB District. Therefore, before this conditional use permit could be approved, petition #2016-1 would have to be approved.

## PLAN & ZONING ISSUES

1. **Business Operations:** The petitioner has indicated that she would like to provide child care for children of all ages 24 hours a day (see attached business plan email). These hours would cater to parents who work shift or evening jobs. The petitioner indicated that they may have as many as 5 children on-site which would vary depending on the particular shift. There could be as many as 3 employees on-site. The conditional use ordinance requires evidence of approval for a day-care center operation from the State of Missouri Fire Marshall's Office be provided to the City of Maplewood in conjunction with the annual renewal of the petitioner's business license. Additionally, although the petitioner has indicated that she would like to have as many as 5 children on-site, the number of children permitted on-site within a twenty-four hour period of time will be subject to the State of Missouri Fire Marshall's Office.

The attached sketch plat depicts nine (9) new parking spaces in the vacant lot to the north. This parking lot to be constructed would allow for patrons to enter the lot via Big Bend

Blvd., park, walk children to the day care center via the rear entrance (deck), drop off the children and exit the site via Folk Avenue. A more detailed parking lot plan must be submitted prior to the issuance of a business license. This plan is currently being prepared by the petitioner's engineer.

2. **Impact on Adjacent Properties:** This property and the surrounding properties to the north and south of the site are owned by the same property owner who recently purchased them. There is a residential property to the west and commercial properties across the street to the east. As aforementioned, the petitioner would most likely have approximately 5 children on-site, the site will have adequate parking with an easy drop-off/pick-up point and the required 20 foot transitional yard buffer will remain untouched to the west. Staff may require additional landscaping along the west property line, this decision would be determined when the parking lot plans are finalized. The site is zoned commercial and the proposed use should have minimal impact on surrounding or adjacent properties.

As aforementioned, the property owner of the site in question owns the adjacent properties. Therefore, the required easement from the newly constructed parking lot (2303 S. Big Bend Blvd.) across 2301 S. Big Bend Blvd. will contain language tying the easement and parking lot to the site in question (2305 S. Big Bend Blvd). Therefore, the site will maintain the availability of parking and 2301 S. Big Bend Blvd. will also benefit from this newly constructed parking lot. This should avoid a situation where patrons frequenting 2301 S. Big Bend Blvd. may park in front of the residential home to the west along Folk Avenue.

## **CONDITIONAL USE PERMIT STANDARDS FOR APPROVAL**

In presenting any application for a Conditional Use Permit, the petitioner must demonstrate that the proposed conditional use meets the "Standards for Approval" criteria set forth in Section 56-877b, Procedures for a Conditional Use Permit of the Zoning Code (copy attached).

## **FINDING**

Staff recommends approval, subject to the conditions contained in the attached draft ordinance, based on the following findings of fact:

- 1) The scale and intensity for the proposed use is compatible with adjacent and surrounding properties.
- 2) The site is located within a commercial district.
- 3) Ample parking is available to support the proposed use.
- 4) The proposed conditional use, at the above location, will contribute to and promote the welfare and convenience of the public by providing 24 hour a day child care for the community and surrounding area.

City of Maplewood, Missouri  
Application for Conditional Use Permit



**Applicant Information:**

Name: CARRIE McYee  
Contact Address/Phone: 5423 Odell St. St. Louis MO 63139

**Proposed Business Information:**

Proposed Business Name: Creative Crayons Child Care  
Address of Proposed Maplewood Location: 2305 S Big Bend, maplewood Mo 63143  
Address of Existing Location (if Applicable): \_\_\_\_\_  
Description of Business Activity: Day Care Facility

Anticipated Hours of Operation: 24 hrs Anticipated Number of Employees: 3

I, CARRIE McYee, as applicant and/or business owner of the above stated business, hereby verify and certify that all of the information stated above is accurate.

Carrie McYee  
Signed this 16 day of Nov, 2015

**Property Information:**

Property Owner Name: Oak Holdings  
Property Owner Address/Phone: 11222 manchester Rd, Kirkwood MO 63122  
Intended Use of Property: Day Care facility

I, Igor Alan, as owner of the above state property, hereby verify and agree to the above-stated intended use of the property by the applicant.

Signed this 12 day of November, 2015

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**Office Use Only**

Current Zoning Designation of Property: \_\_\_\_\_ Business License received? [ ]  
Site plan of building and surrounding area attached? [ ] Filing fee of \$100.00 received? [ ]  
Public Hearing Notice Fee of \$330.00 received? [ ]

Received this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Maplewood Zoning Administrator

## Anthony Traxler

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**From:** Creative Crayons <creativecrayonschildcare@gmail.com>  
**Sent:** Friday, December 11, 2015 7:54 PM  
**To:** Anthony Traxler  
**Subject:** 2305 S. Big Bend Blvd daycare

Hi Anthony,

Thanks for the call. Our plan is to operate a 24 hour daycare on the first floor of the home. The new parking lot to the north of the house will be where parents will pull in and park and use the side entrance of the deck where we just installed a child proof wood gate locking from the parking lot side so no children may reach it to unlock it. They will enter in the back door where they will be greeted and sign their child in. They will also do pick up the same way.

The first floor will have a back bedroom converted into a baby room and has a master bath attached. The living room is the learning center and the dinning area is the reading corner. And the room in the back where they enter from the back door is the playroom.

My 2 daughters Emily Darden & Heather Nunn and I will all share roles in the daycare. We estimate to have at least 5 kids on a shift. Emily is attending college to advance her career in Special Education children. Heather will be signing up for classes a little later to advance in early childhood. They both were employed at a daycare before us opening our own.

Heather will be in charge of the baby room and their routines as well as preparing meals. Emily will tend to the 2-4 year old's and i will float between the 2 as I am needed.

My husband is employed for Proctor & Gamble and works 3 rotating shifts out of the house. We will occupy the big bedroom upstairs and on the other end of the house Heather and her son Carter will stay some nights. Emily lives on Yale in Maplewood and is very close.

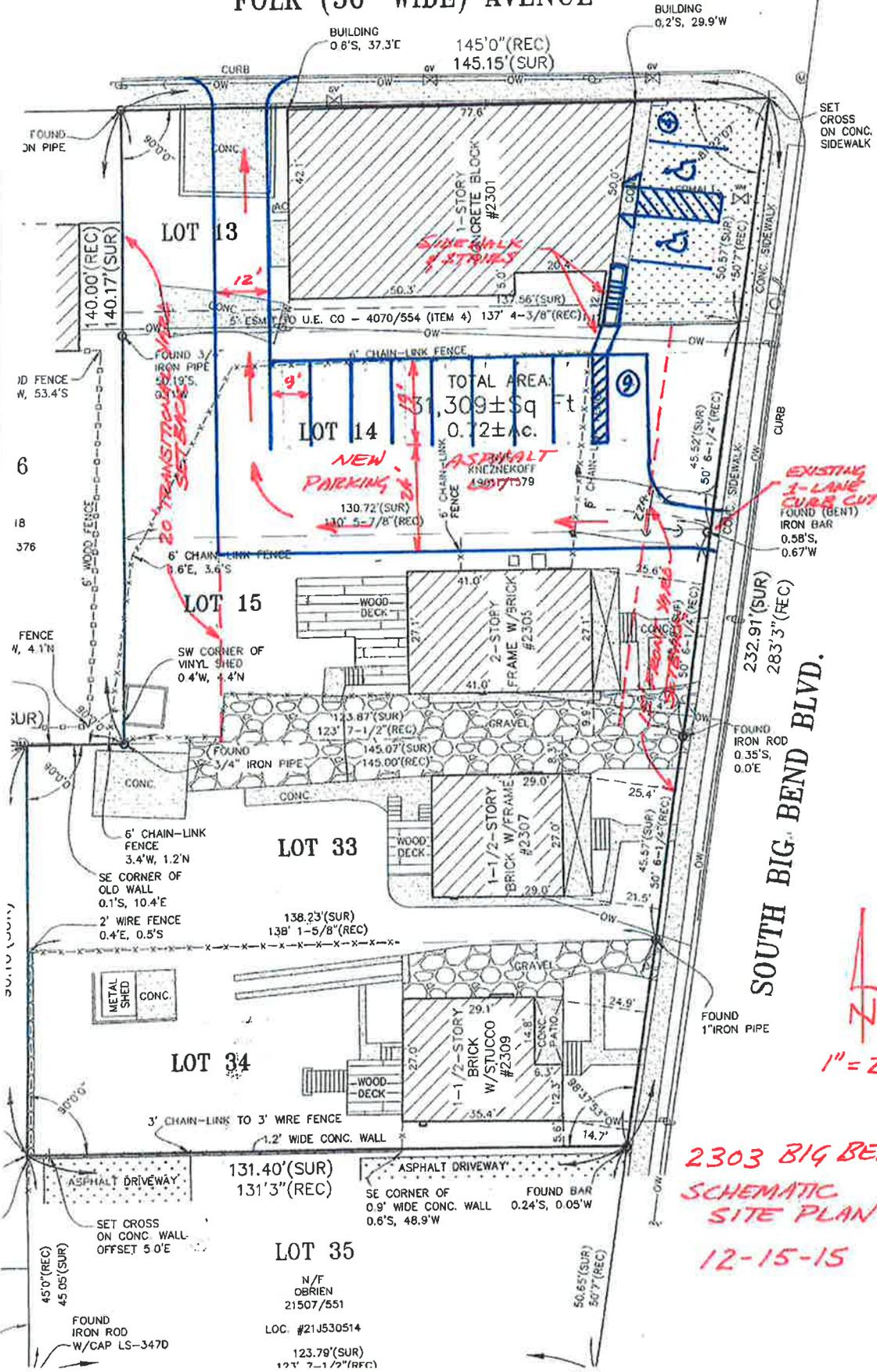
I have been state certified to care for state paid kids. We are hoping to make a difference in a mothers life that has to either work 2nd shifts or that works 2 jobs and is need of child care instead of having to rely on family members and friends.

Carrie McGee  
314-550-3213



**2305 S. Big Bend Blvd.**

# FOLK (50' WIDE) AVENUE



SOUTH BIG BEND BLVD.

**2303 BIG BEND**  
**SCHEMATIC**  
**SITE PLAN**  
**12-15-15**

1" = 20'



**LOT 35**  
 N/F  
 O'BRIEN  
 21507/551  
 LOC. #21J530514  
 123.79'(SUR)  
 123' 7-1/2"(REC)

**LOT 33**

**LOT 34**

**LOT 15**

**LOT 14**

**LOT 13**

TOTAL AREA:  
 309± Sq Ft  
 0.2± ac.

BUILDING  
 0.8'S, 37.3'C  
 145'0" (REC)  
 145'15" (SUR)

BUILDING  
 0.2'S, 29.9'W

SET CROSS  
 ON CONC.  
 SIDEWALK

FOUND  
 IRON ROD  
 0.35'S,  
 0.0'E

EXISTING  
 3-LANE  
 CURB CUT  
 FOUND (BENT)  
 IRON BAR  
 0.58'S,  
 0.67'W

FOUND  
 CONC  
 PIPE

FOUND  
 3" IRON PIPE  
 50.19'S,  
 0.0'W

FENCE  
 4.1'N

SUR

FOUND  
 3/4" IRON PIPE  
 145.00'(REC)

FOUND  
 IRON PIPE  
 138.23'(SUR)  
 138' 1-5/8"(REC)

FOUND  
 1" IRON PIPE

FOUND  
 IRON ROD  
 W/CAP LS-347D

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▼  
*City  
of Maplewood*



▼

### **PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on 1/26/16 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 Carrie McGee to operate a day care facility at 2305 S. Big Bend Blvd.

Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.

**Sec. 56-877. - Procedures for conditional use permit.**

(a) *Applications.* Applications for a conditional use permit shall include a site plan and necessary descriptive material relating to the intensity and extent of use and such other information as shall be required by the zoning administrator. An application for a conditional use permit may be filed only by the owner of the property in question or by a tenant, with the owner's permission.

(b) *Standards for conditional use permit approval.* The zoning administrator shall post the property and mail notices to inform the public of the date, time and place of the plan and zoning commission meeting at which the conditional use permit application shall be considered, and of the date, time and place of the public hearing on such application to be held by the city council pursuant to this division. The zoning administrator shall refer the application to the plan and zoning commission to investigate and make a report and recommendation as to whether the following criteria are true with respect to the proposed conditional use:

- (1) Complies with all applicable provisions of this chapter;
- (2) At the specific location will contribute to and promote the community welfare or convenience;
- (3) Will not cause substantial injury to the value of neighboring property;
- (4) Complies with the overall neighborhood development plan and existing zoning district provisions;
- (5) Will provide, if applicable, off-street parking and loading areas in accordance with the standards contained in this chapter;
- (6) Will not substantially increase traffic hazards;
- (7) Will not substantially increase fire hazards;
- (8) Will not overtax public utilities; and
- (9) Will not place an undue burden on municipal services.

(c) *Report and recommendation.* Without unreasonable delay, and in all cases within 40 days after the first meeting at which the proposed conditional use is considered, the plan and zoning commission shall render to the city council a written report and recommendation on the proposed conditional use.

(d) *Hearing.* Upon receipt of the report and the recommendation of the plan and zoning commission, the city council shall hold a public hearing on the application and shall give notice of the date, time and place thereof by causing a notice thereof to be published at least one time, 15 days before the date of the hearing, in a newspaper of general circulation in the city.

(e) *Authorization.* After such hearing, the city council shall, by majority vote, make a determination as to whether the proposed conditional use satisfies the criteria listed in subsection (b) of this section for the plan and zoning commission report and recommendation. If the city council makes an affirmative determination as to all of the criteria, a conditional use permit shall be granted. If the city council makes a negative determination as to any of the criteria, a conditional use permit shall not be granted.

(f) *Conditions.* The plan and zoning commission may recommend and the city council may provide such terms, conditions or restrictions upon the construction, location and operation of the conditional use, as the plan and zoning commission or the city council may determine in order to further the general objectives of this division and to minimize the possibility of injury to the value of property in the neighborhood.

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO CARRIE MCGEE OF CREATIVE CRAYONS CHILD CARE TO OPERATE A 24 HOUR DAYCARE FACILITY IN THE AB ARTERIAL BUSINESS DISTRICT AT 2305 S. BIG BEND BOULEVARD

WHEREAS, Carrie McGee of Creative Crayons Child Care has applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to provide a daycare center at 2305 S. Big Bend Blvd; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their January 4, 2016 meeting by a vote of \_\_\_\_ ayes, \_\_\_\_ nays; and

WHEREAS, the City Council will hold a public hearing on this conditional use permit at their January 26, 2016 Council meeting.

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

Section I. Carrie McGee of Creative Crayons Child Care is hereby granted a Conditional Use Permit to operate a daycare center at 2305 S. Big Bend Blvd.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to 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 AB Arterial Business Zoning District.
  - 2) A daycare center with the following stipulations:
    - a) Evidence of approval for a daycare center operation from the State of Missouri Fire Marshall's Office must be provided to the City of Maplewood in conjunction with the annual renewal of the petitioner's business license.
    - b) The Conditional Use Permit will be for a period of 12 months automatically renewable each year thereafter if there are no complaints from neighbors and/or the city.
    - c) Hours of operation will be 24 hours per day, 7 days per week.
    - d) The number of children permitted on-site within a twenty-four hour period of time shall be subject to the review and approval of the State of Missouri and the City of Maplewood Fire Marshall's Office.
    - f) A minimum of six (6) off-street parking spaces must be provided

for day care use immediately adjacent to the day care center at 2303 S. Big Bend Blvd.

- g) Children must be dropped off and/or picked up to the rear (deck) of 2305 S. Big Bend Blvd and vehicles dropping off and/or picking up children must park in the aforementioned parking lot to the north (2303 S. Big Bend Blvd).
  - h) Children being dropped off and/or picked up from the daycare center must be accompanied by an adult at all times.
  - i) Children must remain indoors between 9:00 p.m. and 9:00 a.m.
- (B) Architectural Standards/Sign Requirements: 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. 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: No more than three (3) 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 and 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 its passage and approval.

Passed this        day of        2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this        day of        2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

# INTEROFFICE MEMORANDUM

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To: Planning Commission  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: December 28, 2015  
Subject: Petition Number 2016-3 - Amendment to the CB Community Business District Sec. 56-206, (18) b., Conditional Uses of the Zoning Ordinance

Staff recently received an application for a micro-brewery at the former St. Louis Closet Company facility at 7458 Manchester Road (following petition # 2016-4). Currently micro-breweries are conditional uses in the CB Community Business District. However, they were added to the district's conditional uses when Schlafly came to Maplewood and the current language is catered to the Schlafly site which requires 9,500 square feet of retail be provided for any micro-brewery. The total square footage of the site in question is only 7,800 square feet.

See the attached email from petitioner Cory King. Mr. King is proposing to have 2,400 of the total 7,800 square feet be used for retail space or approximately 31% of the total floor area. I am proposing amending our current language which requires a minimum of 9,500 square feet of retail to requiring 25% of the total floor area be dedicated to retail. I will also put a minimum number of retail operating hours in any individual conditional use permit to ensure the retail function is not just for show.

The attached ordinance would make the following changes:

Micro-breweries for the production of packaging of beer, cider, and soft drinks that meet the following requirements:

- a. Micro-breweries must be associated with a retail operation.
- b. Associated retail operation must utilize a minimum of ~~9,500 square feet of gross floor area~~ **of twenty-five percent (25%) of the total gross floor area of the micro-brewery business operations.**

Please review the attached ordinance which amends the CB District requirements for associated retail square footage and contact me with any questions, comments or concerns.

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▼  
*City  
of Maplewood*



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### **PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on 1/26/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on an amendment to Sec. 56-206 (18) b. micro-breweries of the CB District to modify the square footage of retail space required for micro-breweries.

Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION SEC. 56-206, (18) b., CONDITIONAL USES USE LIMITATIONS TO MODIFY THE SQUARE FOOTAGE REQUIREMENTS OF RETAIL SPACE FOR MICRO BREWERIES IN THE CB COMMUNITY BUSINESS DISTRICT

WHEREAS, the Plan and Zoning Commission recommended approval by a vote of    ayes, nays of the amendment to the CB District at their January 4, 2016 meeting; and

WHEREAS, the City Council held a public hearing on January 26, 2016 regarding the proposed amendment to the CB District.

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

Section I.    Section 56-206 (18) b. CB Community Business District conditional uses is hereby amended by deleting the existing text and inserting the following text in its stead:

- b. Associated retail operation must utilize a minimum of twenty-five percent (25%) of the total gross floor area of the micro-brewery business operations.

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

Passed this    <sup>th</sup> day of, 2016

\_\_\_\_\_  
James White, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Approved this    <sup>th</sup> day of , 2016

\_\_\_\_\_  
James White, Mayor

Attest: \_\_\_\_\_  
Karen Scheidt, Acting City Clerk

# INTEROFFICE MEMORANDUM



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To: Planning Commission  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: December 28, 2015  
Subject: Petition Number #2016-4– Request for a Conditional Use Permit in the CB Community Business Zoning District – Side Project Brewing, 7458 Manchester Road

## **BACKGROUND**

The subject property, 7458 Manchester Road has been vacant for many years and was last occupied by St. Louis Closet Company before that business moved to its current location on S. Big Bend Blvd. The site supports a one story brick building that has an unsightly stucco finish. The petitioner is currently in the process of removing the stucco and restoring the original brick. On-site parking (28 spaces) is located on the side and rear of the site.

Currently micro-breweries are conditional uses in the CB Community Business District. However, they were added to the district's conditional uses when Schlafly came to Maplewood and the current language which is catered to the Schlafly site requires 9,500 square feet of retail be provided for any micro-brewery. The total square footage of the site in question is only 7,800 square feet, 2400 square feet of which would be for retail purposes.

## **ZONING REQUEST**

The petitioner, Cory King of the Side Project Brewing, is requesting a Conditional Use Permit on the subject property to allow micro-brewery with associated retail operation.

Approval of this request and the amendment in petition #2016-3, if granted by the Plan and Zoning Commission and the City Council, would bring this property into conformance with the Zoning Code of the City of Maplewood.

## **PLANNING AND ZONING ISSUES**

1. **Proposed Use:** The petitioner, Cory King, currently owns the Side Project Cellar tasting room at Sutton Blvd. and Marietta Avenue. Mr. King completely rehabilitated an eyesore property and converted it into one of Maplewood's most successful businesses. Mr. King is planning on brewing beer at 7458 Manchester to be sold on-site and at his business at Sutton Blvd. and Marietta Avenue. Initially, Mr. King plans on having his retail operations open on Saturday

and Sunday from noon to 6 p.m. The conditional use ordinance will mandate a minimum of twelve (12) hours per week for retail operations to be active.

The subject property is zoned CB Community Business District which allows micro-breweries with a Conditional Use Permit. The proposed use is ideally suited for the proposed location and with this addition and the most recent addition of Gus's World Famous Fried Chicken next door, the 7400 block of Manchester will continue to see a similar resurgence that has been seen with the 7300 and 7200 blocks in recent years.

2. **Parking:** The site has twenty-eight (28) off-street parking spaces. This parking and nearby off-street parking provides sufficient parking to support the proposed use.
3. **Impact to Adjacent Properties:** The proposed use should have a positive impact on adjacent and surrounding properties. The proposed micro-brewery with retail operations will be located within the heart of the City's business district and will only increase pedestrian traffic within the district. The proposed facility should attract people from across the region.

#### **CONDITIONAL USE PERMIT STANDARDS FOR APPROVAL**

In presenting any application for a Conditional Use Permit, the petitioner must demonstrate that the proposed conditional use meets the "Standards for Approval" criteria set forth in Section 56-877, Procedures for a Conditional Use Permit, of the Zoning Code (copy attached).

#### **FINDING:**

Staff recommends approval, subject to the conditions contained in the attached draft ordinance, based on the following findings of fact:

- 1) The scale and intensity for the proposed use is compatible with adjacent and surrounding properties.
- 2) The site historically supported the business operations of many commercial uses and most recently the St. Louis Closet Company.
- 3) Ample parking is available to support the proposed use.
- 4) The proposed conditional use, at the above location, will contribute to and promote the welfare and convenience of the public by providing an additional micro-brewery for the community and surrounding area.

Cory@sideprojectbrewing.com  
73-450-5725

City of Maplewood, Missouri  
Application for Conditional Use Permit



Applicant Information:

Name: Cory King  
Contact Address/Phone: 11 Persimmon Ridge Ct. Defiance MO 63341  
573-450-5725

Proposed Business Information:

Proposed Business Name: Fermented Projects LLC dba Side Project Brewing  
Address of Proposed Maplewood Location: 7458 Manchester Ave  
Address of Existing Location (if Applicable): \_\_\_\_\_  
Description of Business Activity: Brewing of Beer.

Anticipated Hours of Operation: 40 Anticipated Number of Employees: 5

I, Cory King, as applicant and/or business owner of the above stated business hereby verify and certify that all of the information stated above is accurate.

Signed this 23 day of October 2015

Property Information:

Property Owner Name: David Schlatky / Olive Development LLC  
Property Owner Address/Phone: 7458 Manchester Rd 314.941.0188  
Intended Use of Property: Brewery

I, David Schlatky, as owner of the above state property, hereby verify and agree to the above-stated intended use of the property by the applicant.

David Schlatky  
Signed this 25 day of November 2015

\*\*\*\*\*

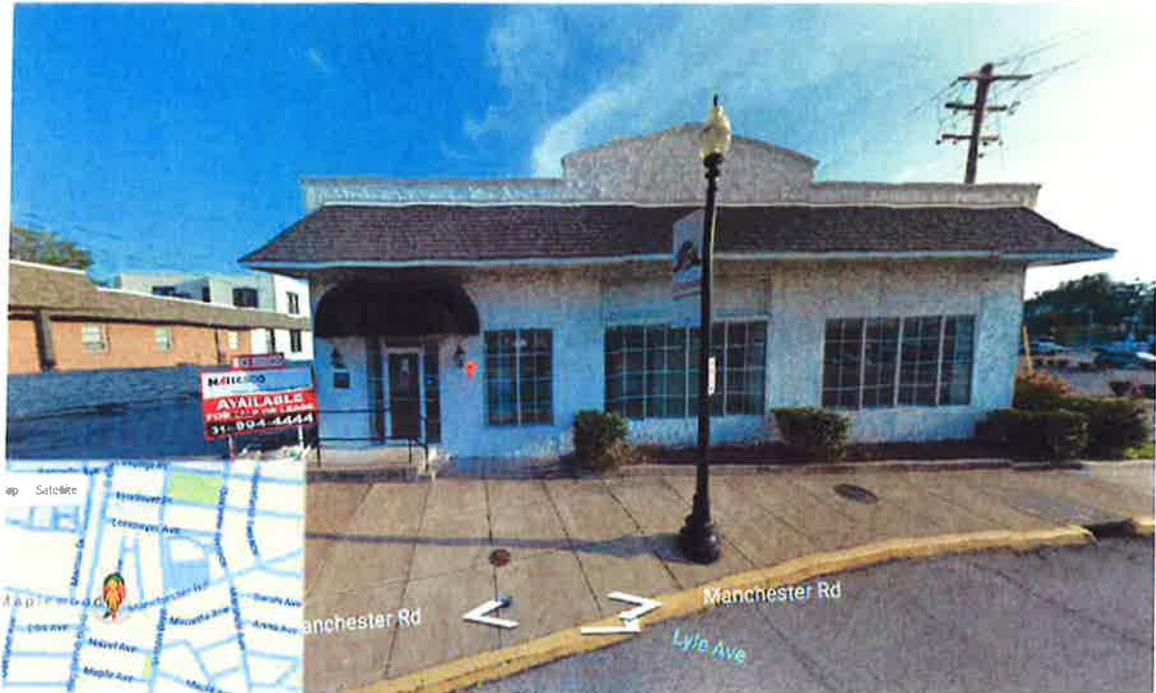
Office Use Only

Current Zoning Designation of Property: \_\_\_\_\_  
Site plan of building and surrounding area attached? [ ]

Business License received? [ ]  
Filing fee of \$100.00 received? [X]  
Public Hearing Notice Fee of \$330.00 received? [X]

Received this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Maplewood Zoning Administrator



7458 Manchester Road – Side Project Brewing

## Anthony Traxler

---

**From:** Cory King <cory@sideprojectbrewing.com>  
**Sent:** Tuesday, December 01, 2015 9:12 AM  
**To:** Anthony Traxler  
**Subject:** Re: Side Project Cellar  
**Attachments:** Schlafly Floor Plan.jpg; Schlafly Site Plan.jpg

Thanks Anthony!

We do.

Attached you will find the proposed floor plan for the retail and production area. In the site plan attachment, you will see the add on that is an additional 1800 sq ft of warehouse/production space that is not in the floor plan attachment because there was no work to be done in there (its just a big open box).

Retail Space - 2400 sq ft

Warehouse/Production Space - 3600 sq ft

Add-On Warehouse/Production Space (In site plan attachment only) - 1800 sq ft.

If you need anything else, please let me know.

Cheers,

---

**Cory King**  
Brewer / Owner  
(573) 450-5725  
[Cory@SideProjectBrewing.com](mailto:Cory@SideProjectBrewing.com)

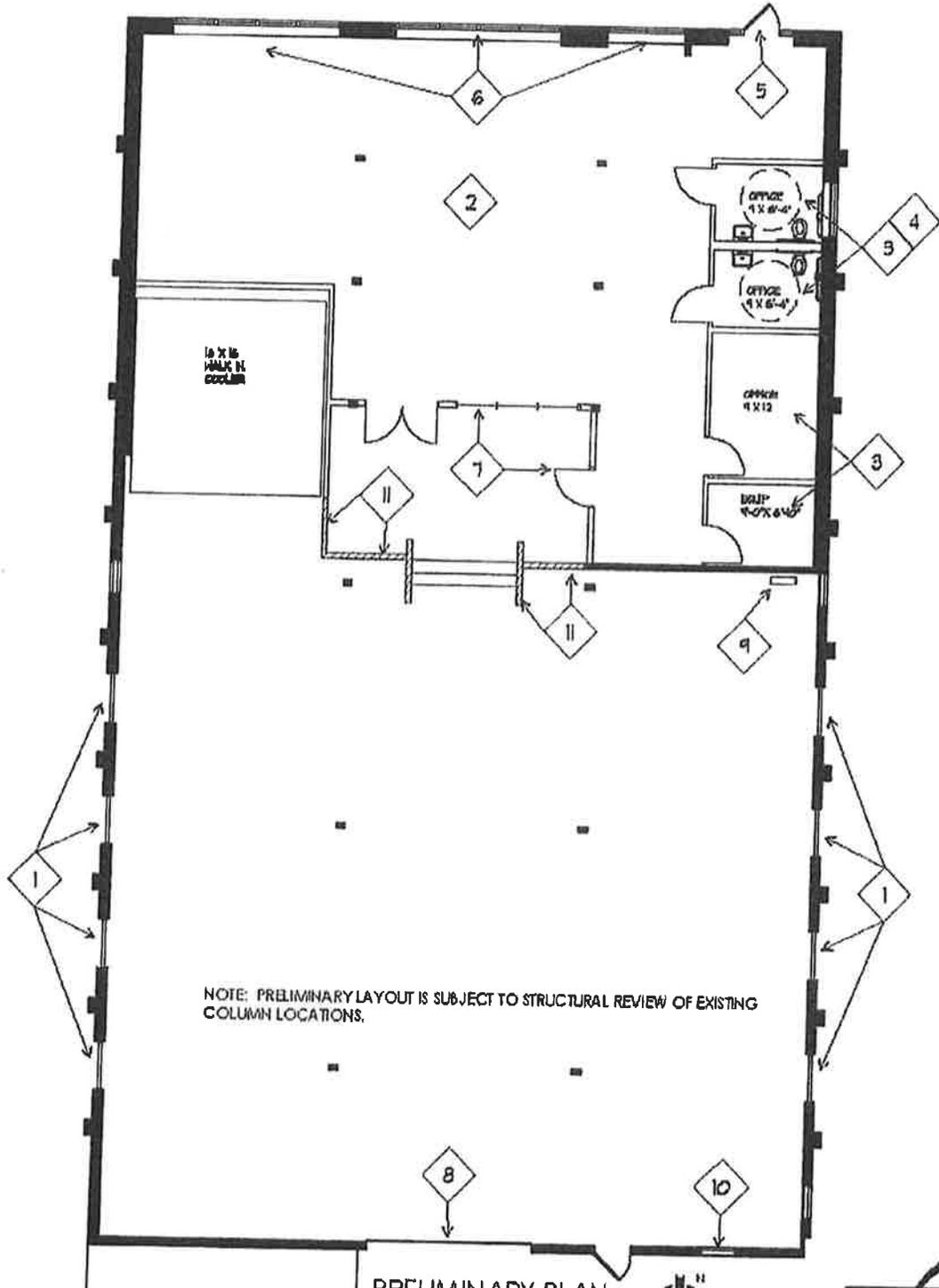
**Side Project Brewing**  
<http://www.SideProjectBrewing.com>  
<http://www.TheSideProjectCellar.com>  
[Facebook](#) / [Twitter](#)

On Tue, Dec 1, 2015 at 8:47 AM, Anthony Traxler <[a-traxler@cityofmaplewood.com](mailto:a-traxler@cityofmaplewood.com)> wrote:

Cory,

Do you have a proposed layout or floorplan for the new location? I need to know what percentage will be retail vs manufacturing so I can amend out ordinance requirements. They are currently set up for Schlafly only.

Thanks,



NOTE: PRELIMINARY LAYOUT IS SUBJECT TO STRUCTURAL REVIEW OF EXISTING COLUMN LOCATIONS.

SCHLAFLY CORPORATION

PRELIMINARY PLAN  
NOT TO SCALE 5,828 RSF

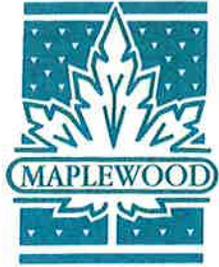
7460 Manchester  
Maplewood, Missouri





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▼  
*City  
of Maplewood*



▼

### **PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on 1/26/16 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 Cory King to operate a micro-brewery with retail facility at 7458 Manchester Rd.

Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.

**Sec. 56-877. - Procedures for conditional use permit.**

(a) *Applications.* Applications for a conditional use permit shall include a site plan and necessary descriptive material relating to the intensity and extent of use and such other information as shall be required by the zoning administrator. An application for a conditional use permit may be filed only by the owner of the property in question or by a tenant, with the owner's permission.

(b) *Standards for conditional use permit approval.* The zoning administrator shall post the property and mail notices to inform the public of the date, time and place of the plan and zoning commission meeting at which the conditional use permit application shall be considered, and of the date, time and place of the public hearing on such application to be held by the city council pursuant to this division. The zoning administrator shall refer the application to the plan and zoning commission to investigate and make a report and recommendation as to whether the following criteria are true with respect to the proposed conditional use:

- (1) Complies with all applicable provisions of this chapter;
- (2) At the specific location will contribute to and promote the community welfare or convenience;
- (3) Will not cause substantial injury to the value of neighboring property;
- (4) Complies with the overall neighborhood development plan and existing zoning district provisions;
- (5) Will provide, if applicable, off-street parking and loading areas in accordance with the standards contained in this chapter;
- (6) Will not substantially increase traffic hazards;
- (7) Will not substantially increase fire hazards;
- (8) Will not overtax public utilities; and
- (9) Will not place an undue burden on municipal services.

(c) *Report and recommendation.* Without unreasonable delay, and in all cases within 40 days after the first meeting at which the proposed conditional use is considered, the plan and zoning commission shall render to the city council a written report and recommendation on the proposed conditional use.

(d) *Hearing.* Upon receipt of the report and the recommendation of the plan and zoning commission, the city council shall hold a public hearing on the application and shall give notice of the date, time and place thereof by causing a notice thereof to be published at least one time, 15 days before the date of the hearing, in a newspaper of general circulation in the city.

(e) *Authorization.* After such hearing, the city council shall, by majority vote, make a determination as to whether the proposed conditional use satisfies the criteria listed in subsection (b) of this section for the plan and zoning commission report and recommendation. If the city council makes an affirmative determination as to all of the criteria, a conditional use permit shall be granted. If the city council makes a negative determination as to any of the criteria, a conditional use permit shall not be granted.

(f) *Conditions.* The plan and zoning commission may recommend and the city council may provide such terms, conditions or restrictions upon the construction, location and operation of the conditional use, as the plan and zoning commission or the city council may determine in order to further the general objectives of this division and to minimize the possibility of injury to the value of property in the neighborhood.

(Ord. No. 4062, § 905.06(3), 10-14-1980; Ord. No. 4258, § 2. 6-10-1986; Ord. No. 4524, § 1, 3-24-1992; Ord. No. 4560, § 1, 11-10-1992; Ord. No. 4646, § 1, 5-24-1994)

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO SIDE PROJECT BREWING TO OPERATE A MICROBREWERY BUSINESS AT 7458 MANCHESTER ROAD

WHEREAS, Cory King of Fermented Projects LLC dba Side Project Brewing applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to operate a micro-brewery with associated retail at 7458 Manchester Road; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their January 4, 2016 meeting by a vote of ayes, nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their January 26, 2016 Council meeting.

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

Section I. Cory King is hereby granted a Conditional Use Permit to operate a micro-brewery with associated retail at 7458 Manchester Road.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to 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 CB Community Business District.
  - 2) A micro-brewery with associated retail sales operations.
  - 3) Retail sales must be a minimum of twenty-five (25%) of the total gross floor area of the micro-brewery operation.
  - 4) Retail sales hours must be a minimum of twelve (12) hours per week.
- (B) Architectural Standards/Sign Requirements: 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. 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.

Section III. Any expansion or alteration of use, structure or site must be approved by the Plan and Zoning Commission prior to the issuance of a building permit.

Section IV. The permittee shall, within 30 days, give written acceptance to the terms of this ordinance to the City Council.

Section V. 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, Acting City Clerk

Approved this        day of        2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

# INTEROFFICE MEMORANDUM



To: Mayor and City Council  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: January 6, 2016  
Subject: Petition Number #2016-5 – Amendment to Planned Unit Development Ordinance #5772, Amend Setbacks for Structures and Parking and Drive Setbacks

When the Sunnen Station Redevelopment PUD ordinance was drafted, the underlying LM Light Manufacturing District setbacks were adopted because no improvement plans (or tenants) were available at the time. However, Maserati and Porsche dealerships and the apartment complex are nearing design completion and they are requesting an amendment for the structure setbacks for Lot F (apartment complex) and various parking and drive setbacks for other lots. The minimum structure setbacks for the apartments will be minimal and the parking and drive setbacks will be requested to allow for cross lot parking which is usual and customary with such large scale developments.

Attached are record plat and plans for the apartment complex Lot F, the Maserati dealership Lot A, and the Porsche dealership Lot D. The apartment complex (Lot F) is showing a zero foot setback to the adjacent Lot E and a five foot parking setback for a single space immediately adjacent to the MetroLink right-of-way. The plan also depicts a structure setback of 19.5 feet and 24.13 along Bartold Avenue which is per code because the parking is located behind the structure building lines. Staff has no concerns with these requests. The Maserati dealership (Lot A) is showing a zero foot parking setback adjacent to Lot B which again staff has no concerns with.

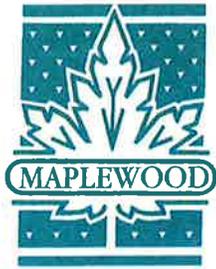
The minimum parking setbacks are met along the public rights-of-way for each lot and the only conflict is where the parking lot will abut another (future) parking lot, existing Sunnen property or the MetroLink right-of-way near the Sunnen Station. Therefore staff recommends and the Plan Commission unanimously approved the below amendment to planned unit development ordinance #5772:

Section III. Use Regulations, Conditions and Standards:

**B. Building Setbacks, Parking and Drive Setbacks and Use Regulations**

Shall be as per ~~Sec 56-298, LM Light Manufacturing District, Use Regulations, of the City Code~~ **the approved final development plan for the planned unit development. The Public Works Director may require fencing, subject to the review and approval of the City of Maplewood, along the east property line to screen parking lots from adjacent residential properties.**

Please review the attached record plat and plats for Lot A and F and do not hesitate to contact me at 304-0098 if you have any questions, comments or concerns on this matter.



▼

## PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on 1/26/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear comments on a request by Cozad Commercial Real Estate to amend Sec. III. B. Building, Parking and Drive Setbacks and Use Regulations of PUD Ordinance #5772 for the Sunnen Station Development bound roughly on the north by Sunnen Products, Sunnen Dr. to the south, MetroLink to the east and Hanley Road to the west.

Ad as appearing in the January 8, 2016 **St. Louis Post-Dispatch**.

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NO. 5772 SECTION III. B. TO MODIFY BUILDING, PARKING AND DRIVE SETBACKS

WHEREAS, Planned Unit Development Ordinance No. 5772 was approved by the Maplewood City Council on May 26, 2015; and

WHEREAS, the current building, parking and drive setbacks are the same as the LM Light Manufacturing District; and

WHEREAS, the lots within the planned unit development shall be revised to allow flexibility for building, parking and drive setbacks similar to other large scale planned unit developments within the region; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their January 4, 2016 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on the amendment at their January 26, 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. 5772, is hereby amended by amending Section III., Use Regulations, Conditions and Standards by deleting the existing text and inserting the following text in its stead:

- B. Shall be as per the approved final development plan for the planned unit development. The Public Works Director may require fencing, subject to the review and approval of the City of Maplewood, along the east property line to screen parking lots from adjacent residential properties.

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

Passed this \_\_\_\_\_, 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

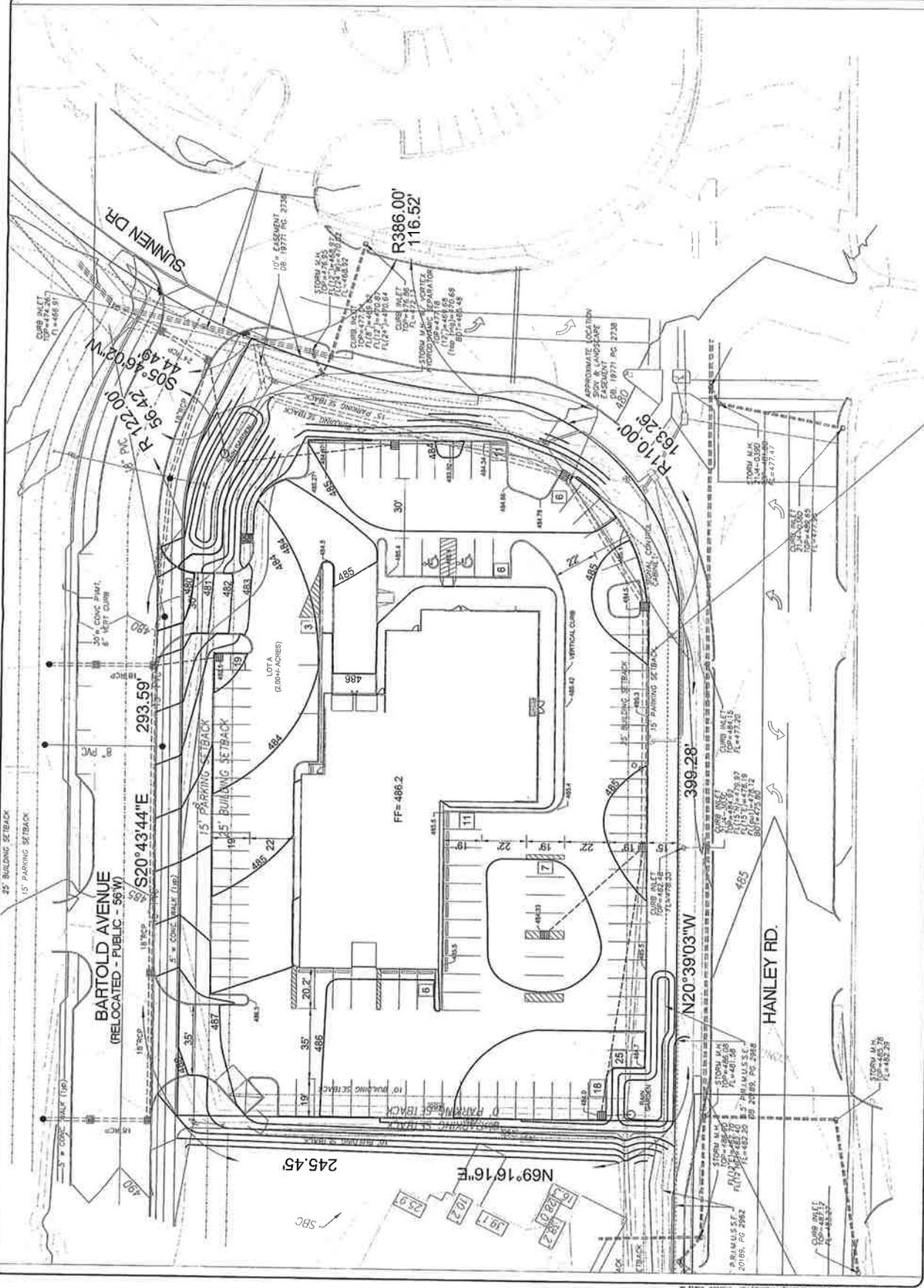




PROJECT ADDRESS  
**LOT A SUNNEN STATION**

PRELIMINARY PLAN  
 2.0 ACRES

C2  
 PLAN





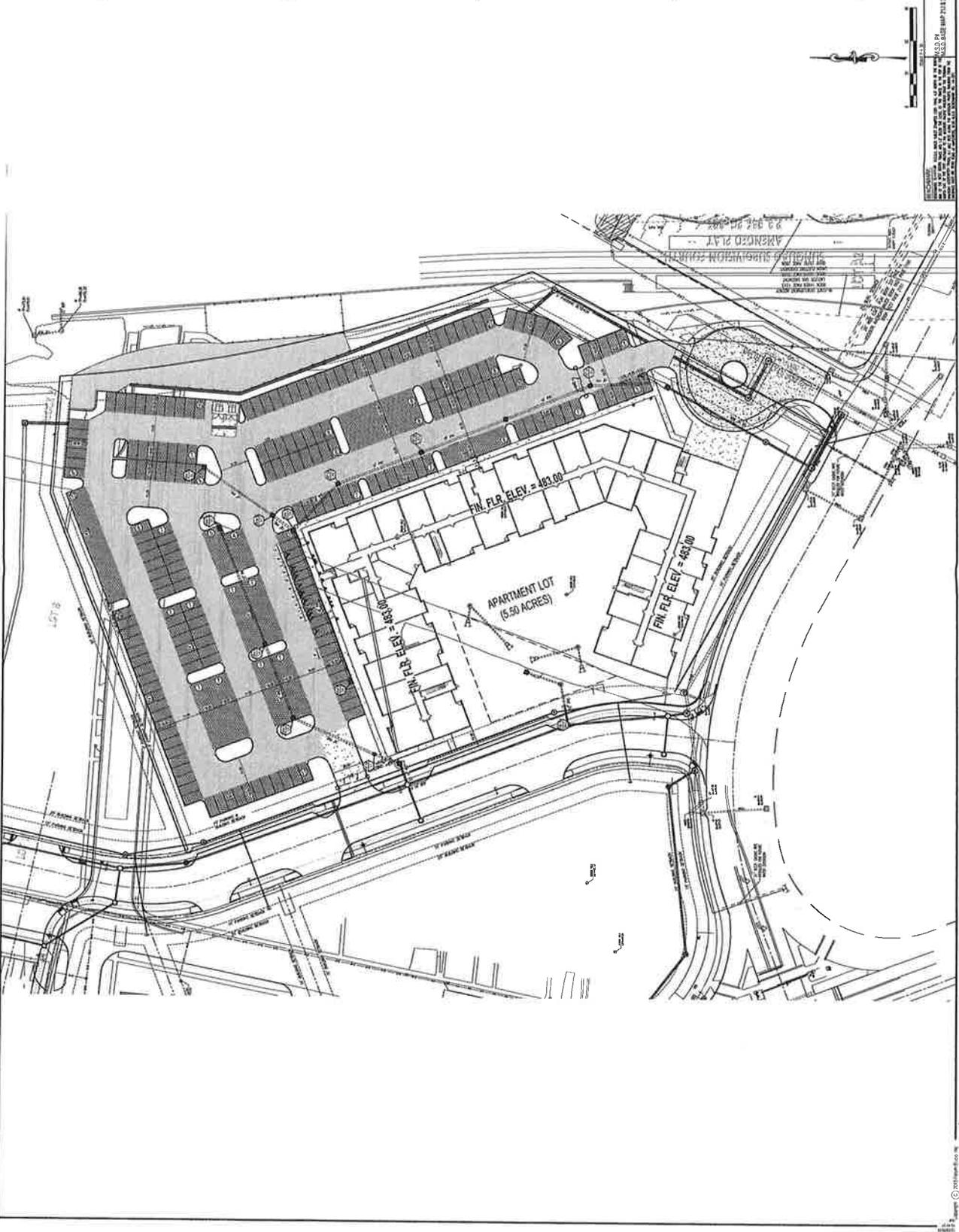
**CLAYCO**  
 THE ART & SCIENCE OF BUILDING  
 700 MARKET STREET, SUITE 1000  
 ST. LOUIS, MO 63102  
 TEL: 314.455.1000  
 FAX: 314.455.1001

**FORUM**  
 ARCHITECTS  
 100 SOUTH MAIN STREET  
 ST. LOUIS, MO 63102  
 TEL: 314.433.1000  
 FAX: 314.433.1001

SUNNEN DRIVE  
 MAPLEWOOD, ST. LOUIS COUNTY, MO 63143

DATE	DESCRIPTION
10/15/10	ISSUED FOR PERMITS
08/10/10	ISSUED FOR PERMITS
07/10/10	ISSUED FOR PERMITS
06/10/10	ISSUED FOR PERMITS
05/10/10	ISSUED FOR PERMITS
04/10/10	ISSUED FOR PERMITS
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01/10/10	ISSUED FOR PERMITS
12/09/09	ISSUED FOR PERMITS
11/09/09	ISSUED FOR PERMITS
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01/00/00	ISSUED FOR PERMITS

SCALE: 1/8" = 1'-0"  
 DATE: 10/15/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]



SUNNEN MARKET APARTMENTS  
 10/15/10  
 1.0  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/15/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]

# INTEROFFICE MEMORANDUM

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To: Mayor and City Council  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: January 8, 2016  
Subject: Approval of a Preliminary Development Plan and Final Development Plans for Lots A, D and F of the Sunnen Station Development

Attached are copies of a Preliminary Development Plan depicting development of Lot A (Maserati dealership), Lot D (Porsche dealership) and Lot F (apartment complex). Also attached are Final Development Plans for Lots A, D and F.

Please review the attached Preliminary Development Plan and Final Development Plans and do not hesitate to contact me at 304-0098 if you have any questions, comments or concerns.

BILL NO. \_\_\_\_\_

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI APPROVING A PRELIMINARY DEVELOPMENT PLAN APPROXIMATELY 18.79 ACRES OF LAND BOUNDED ON THE NORTH BY SUNNEN PRODUCTS COMPANY, ON THE WEST BY HANLEY ROAD, ON THE SOUTH BY SUNNEN DRIVE AND ON THE EAST BY THE METROLINK RIGHT OF WAY AND APPROVING FINAL DEVELOPMENT PLANS FOR LOTS A, D AND F.

WHEREAS, the Plan & Zoning Commission recommended approval of the Preliminary Development Plan and Final Development Plans for Lots A, D and F at its January 4, 2016 meeting by a vote of 7 Ayes, 0 Nays; and

WHEREAS, the City Council held a Public Hearing on January 26, 2016 regarding the Preliminary Development Plan and Final Development Plans for Lots A, D and F.

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

Section I. A Preliminary Development Plan and Final Development Plans for Lots A, D and F for the Sunnen Station Redevelopment are hereby approved.

Section II. 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, Acting City Clerk

Approved this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk









AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER MAPLEWOOD CITY CHARTER SECTION 3.2, PARAGRAPH C DEALING WITH ELECTION AND TERMS FOR CITY COUNCIL MEMBERS SHALL BE AMENDED.

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

Section I. The City Council hereby directs that the following question be submitted to the voters of the City of Maplewood: whether Maplewood City Charter, Section 3.2, Paragraph C, Election and terms, shall be amended to read as follows: Council members, other than the mayor, shall be elected to serve staggered three year terms. No person shall serve more than three full consecutive terms as a council member. A Council member's three-year term of office shall commence at the first regular meeting of the council following his/her election and shall end when his/her successor shall have been duly elected and qualified. Council members holding office at the time of the adoption of the amendment to this Section 3.2 (c) of the Charter in April 2016 shall complete their unexpired terms.

Section II. The ballot question shall read as follows: Shall the Maplewood City Charter, Section 3.2 (c) election and terms, be amended as stated in Ordinance No. \_\_\_\_ to reduce the council term of office from four years to three years and to provide that no person shall serve more than three full consecutive terms as a council member.

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

Passed this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

Approved this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER MAPLEWOOD CITY CHARTER SECTION 4.1, ELECTION, TERM, QUALIFICATIONS, DEALING WITH TERMS FOR THE MAYOR SHALL BE AMENDED.

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

Section I. The City Council hereby directs that the following question be submitted to the voters of the City of Maplewood: whether Maplewood City Charter Section 4.1 Election; term; qualifications, shall be amended to read as follows: A mayor shall be elected at large by the qualified voters of the city at the regular election for a term of four years, provided that commencing with the municipal election of April 2021 and thereafter, the term of office of the mayor shall be three years. The mayor shall have the same qualifications as are required for other council members. No person shall serve more than three full consecutive terms as mayor; provided that a mayor holding office at the time of adoption of the amendment to this Section 4.1 of the Charter in April 2016 shall remain subject to the two full consecutive term limit in effect prior to such amendment and shall not be eligible to serve for a third consecutive term commencing in April 2017.

Section II. The ballot question shall read as follows: Shall the Maplewood City Charter, Section 4.1, Election; term; qualifications, be amended as stated in Ordinance No. \_\_\_\_ to reduce the mayoral term of office from four years to three years commencing with the term that commences with the April 2021 municipal election and to change the term limits for the mayor from two full consecutive terms to three full consecutive terms, provided that a mayor holding office at the time of adoption of the amendment to this Section 4.1 of the Charter in April 2016 shall remain subject to the two full consecutive term limit in effect prior to such amendment.

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

Passed this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

Approved this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER MAPLEWOOD CHARTER SECTION 6.1, ADMINISTRATIVE ORGANIZATION SHALL BE AMENDED BY ELIMINATING THE POSITION OF CITY TREASURER.

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

Section I. The City Council hereby directs that the following question be submitted to the voters: whether the Maplewood City Charter, Section 6.1, Administrative organization, shall be amended to eliminate the position of city treasurer by deleting the words "City treasurer" in such Section.

Section II. The ballot question shall read as follows: Shall the Maplewood City Charter, Section 6.1, Administrative organization, be amended as stated in Ordinance No. \_\_\_\_ to eliminate the position of city treasurer.

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

Passed this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

Approved this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER MAPLEWOOD CHARTER SECTION 11.4 PROCEDURE AFTER FILING PARAGRAPH (A) SHALL BE AMENDED.

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

Section I. The City Council hereby directs that the following question be submitted to the voters of the City of Maplewood: whether the Maplewood City Charter, Section 11.4, Procedure after filing, Paragraph (a), certificate of clerk, amendment, shall be amended to eliminate the addition of signatures to a petition after it is certified to be insufficient, said amended Section 11.4(a) to read as follows: *Certificate of Clerk.* Within 20 days after the petition is filed, the city clerk shall complete a certificate as to its sufficiency, specifying, if it is insufficient, the particulars where in it is defective and shall promptly send a copy of the certificate to the petitioners' committee by registered mail. If a petition is certified insufficient, no other action shall be had thereon.

Section II. The ballot question shall read as follows: Shall the Maplewood City Charter Section 11.4, Procedure after filing, Paragraph (a), be amended as stated in Ordinance No. \_\_\_\_ to eliminate the addition of signatures to a petition after it is certified insufficient.

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

Passed this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

Approved this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 6, ADVERTISING, SECTION 6-49, REGULATIONS, PARAGRAPH B(6), SUBPARAGRAPH B.

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

Section I. Section 6-49, Regulations, Paragraph (6) Projecting signs, Subparagraph B is hereby amended by deleting location on the 7100-7400 blocks of Manchester Avenue and the 2700-3100 blocks of Sutton Boulevard and adding located in the Special Business District.

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

Passed this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

Approved this            day of            , 2015

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen R. Scheidt, Acting City Clerk

**BILL NO. 6005**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROVING A REVISED PRELIMINARY PLAT AND A RECORD PLAT FOR THE SUNNEN STATION REDEVELOPMENT

WHEREAS, Planned Unit Development Ordinance No. 5772 was approved by the Maplewood City Council on May 26, 2015 which approved a preliminary plat/preliminary development plan dated 4/21/15, prepared by Stock and Associates; and

WHEREAS, this ordinance revises the preliminary plat dated 4/21/15 prepared by Stock and Associates; and

WHEREAS, this ordinance approves a record plat for the Sunnen Station Redevelopment dated 7/1/15 prepared by Stock and Associates; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their December 7, 2015 meeting by a vote of ayes, nays; and

WHEREAS, the City Council held a public hearing on the amendment at their January 12, 2016 Council meeting.

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

Section I. A revised preliminary plat and a record plat for the Sunnen Station Redevelopment is hereby approved.

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

Passed this \_\_\_\_\_, 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

Passed this \_\_\_\_\_, 2016

\_\_\_\_\_  
James White, Mayor

Attest:

\_\_\_\_\_  
Karen Scheidt, Acting City Clerk

# INTEROFFICE MEMORANDUM

---

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: December 18, 2015

RE: Outdoor Dining Regulations

The city's present outdoor dining regulations ordinance define the outdoor dining season to be March 1 to November 30 and requires that all outdoor dining establishments must cease operation annually on November 30 and remove and store all pedestrian barriers, furniture and other related items until at least March 1 of the following year. Barriers and other outdoor related furniture may not be stored on the exterior of the building.

A number of restaurants have requested that they be allowed to continue outdoor dining past November 30 and before March 1 due to the fact that there are times during the above mentioned period when the weather is acceptable for outdoor dining. When our outdoor dining ordinance was created, it was modeled after other city outdoor dining ordinances.

In reviewing other city's outdoor dining ordinances, they have been modified to eliminate a definition for outdoor dining season and replaced it with: *The permittee, at its own expense and cost shall keep the outdoor dining area in a neat and clean condition, free from nuisance and filth and provide for the prompt removal of snow, ice, trash and waste therein.*

I believe our outdoor dining ordinance should be changed to allow our businesses that have outdoor dining to determine on their own when they wish to use the outdoor dining facility.

I will discuss this with you under the City Manager's Report at our January 12, 2016 Council meeting.

Martin J. Corcoran  
City Manager