

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, FEBRUARY 23, 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 hearing to hear citizen's comments on a request by Cozad Commercial Real Estate to amend Sec. VI. 2. 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.
7. Public Forum
8. Announcements
9. Approval of the February 9, 2016 City Council meeting minutes
10. Presentation to the Mayor and City Council by the Sustainability Commission
11. Bill 6012 an Ordinance of the City Council of the City of Maplewood, Missouri authorizing the City Manager to execute documents to grant a subterranean easement to the Metropolitan Sewer District to allow a fifty foot (50') subterranean tunnel and sewer line on property located at 3258 Laclede Station Road.
12. Bill 6013 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Michael Zangara to allow a four family apartment in the SR Single Family Residential District at 7703 Jerome Avenue.
13. Bill 6014 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Nick Deccio and Adelina Mart to allow short term rentals at 7601 Weaver Avenue.
14. Bill 6015 an Ordinance of the City Council of the City of Maplewood, Missouri, amending Planned Unit Development Ordinance NO. 5772 Section VI. 2. To modify the building material requirements for Lot A.

15. Council Communication
16. Mayor's Report
17. City Attorney's Report
18. City Manager's Report
19. 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.
20. Adjournment

**PUBLIC AGENDA NOTES
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, FEBRUARY 23, 2016
7:30 P.M.**

The following is a brief description of the Agenda items for Tuesday, February 23, 2016:

ITEM NO. 6, is a public hearing to hear citizen's comments on a request by Cozad Commercial Real Estate to amend Sec. VI. 2. 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. This change allows for building materials other than brick for the proposed Porsche dealership.

ITEM NO. 10, is a presentation by the Maplewood Sustainability Commission.

ITEM NO. 11, BILL 6012 is an ordinance authorizing the City Manager to execute documents granting a subterranean easement to the Metropolitan Sewer District to allow a fifty foot subterranean tunnel and sewer line on property located at 3258 Laclede Station Road (Deer Creek). The tunnel will be located within bedrock and deep enough that it will not be visible or cause any issues for the property. The actual shaft for the tunnel will be located in Brentwood, northwest of the site in question. **This bill needs to be tabled at the February 23, 2016 Council meeting.**

ITEM NO. 12, Bill 6013 is an ordinance granting a Conditional Use Permit to Michael Zangara to allow a four family apartment in the SR Single Family Residential District at 7703 Jerome Avenue. This apartment building has been vacant for at least 10 years. The petitioner is completely rehabbing the site. There is a provision in the Single Family Residential zoning district that allows for this four-family apartment building to be authorized in a single family zoning district. The Plan and Zoning Commission, at their February 1, 2016 meeting, voted 6 ayes, 0 nays, 1 absent, to approve this request. A public hearing has been held on this matter and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 13, Bill 6014 is an ordinance granting a Conditional Use Permit to Nick Deccio and Adelina Mart to allow short term rentals at 7601 Weaver Avenue. The Plan and Zoning Commission, at their February 1, 2016 meeting, voted 5 ayes, 1 nay, 1 absent, to approve this request. A public hearing has been held on this matter and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 14, Bill 6015 is an ordinance amending Planned Unit Development Ordinance NO. 5772 Section VI. 2. To modify the building material requirements for Lot A. The Maserati dealership is locating on Lot A and will be using similar materials as the BMW dealership used and the Porsche dealership is using. The Plan and Zoning Commission, at their February 1, 2016 meeting, voted 6 ayes, 0 nays, 1 absent, to approve this request. This 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 2/23/16 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. VI. 2. 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 February 8, 2016 **St. Louis Post-Dispatch**.

February 9, 2016

The February 9, 2016 Council meeting was called to order at 7:30 p.m., Deputy Mayor Karen Wood presiding.

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

MOTION TO EXCUSE COUNCILPERSON: Councilmember Cerven motioned to excuse Mayor White and Councilmember Wolf, duly seconded by Councilmember Dunn, which motion received the approval of the Council.

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

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST BY CORY KING OF SIDE PROJECT BREWING LOCATED AT 7458 MANCHESTER AVE., FOR A FULL, SUNDAY AND MANUFACTURER SOLICITOR'S LIQUOR LICENSE: No one spoke.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST BY MICHAEL ZANGARA FOR A CONDITIONAL USE PERMIT TO ALLOW AN APARTMENT COMPLEX (EXISTING FOUR-FAMILY – CORNER OF JEROME AND BREDELL) IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 7703 JEROME AVE: Joan McClelland, 7720 Jerome, asked if the property would allow Section 8 tenants. Assistant City Manager Traxler explained that if a landlord decides to accept Section 8 tenants, the city has no say and it is not relevant. The issue before the Council is the land use, not tenants.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST BY NICK DECCIO AND ADELINA MART FOR A CONDITIONAL USE PERMIT TO ALLOW A SHORT-TERM RENTAL IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 7601 WEAVER AVE.: Matt Burger, 7536 Weaver, asked if a business license is required and what happens if the police are called to the residence. Assistant City Manager Traxler stated a business license is required through the conditional use process and if problems occur, the city could cite the owners or hold a business license revocation hearing. The owners of a short-term rental must comply with the city's ordinance governing short-term vacation rentals.

PUBLIC FORUM: Joseph Dalba, 7356 Hazel, stated his concern with the sweet gum tree in the tree lawn by his house and asked if the city would remove the tree. He stated his wife recently stepped on a ball while carrying their child causing her to fall. Assistant City Manager Traxler said the sweet gum trees are throughout the city and most people do not like them. The city's policy is not to remove a tree unless it is dead or dying. He further stated that the homeowner can remove the tree at their expense and if desired, the city would replace it with another tree.

James Langford, 7731 Jerome, complained about the city's zoning patterns throughout the city.

ANNOUNCEMENTS: None.

APPROVAL OF THE JANUARY 26, 2016 CITY COUNCIL MEETING MINUTES: Councilmember Cerven motioned to approve, duly seconded by Councilmember Dunn, which motion received the majority approval, by voice vote, of the Council.

MOTION TO APPROVE A REQUEST BY CORY KING OF SIDE PROJECT BREWING LOCATED AT 7458 MANCHESTER AVE., FOR A FULL, SUNDAY AND MANUFACTURER SOLICITOR'S LIQUOR LICENSE: Councilmember Cerven motioned to approve, duly seconded by Councilmember Dunn, which motion received the approval, by voice vote, of the Council. Councilmember Greenberg abstained due to a conflict of interest.

R16-5, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING DAN KOPMAN TO THE SPECIAL BUSINESS DISTRICT TAX ADVISORY COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2017 was introduced. It was moved by Councilmember Cerven, duly seconded by Councilmember Dunn to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg and Deputy Mayor Wood. Nays, none.

R16-6, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO SIGN AN ESCROW AGREEMENT BETWEEN SUNCO, LLC AND THE CITY OF MAPLEWOOD GUARANTEEING SUBDIVISION IMPROVEMENTS FOR THE REDEVELOPMENT PROJECT KNOWN AS THE SUNNEN STATION REDEVELOPMENT PROJECT was introduced. It was moved by Councilmember Cerven, duly seconded by Councilmember Dunn to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg and Deputy Mayor Wood. Nays, none.

R16-7, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROVING A FINAL DEVELOPMENT PLAN FOR LOT F OF THE SUNNEN STATION REDEVLOPMENT was introduced. It was moved by Councilmember Cerven, duly seconded by Councilmember Dunn to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg and Deputy Mayor Wood. Nays, none.

R16-8, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI APPROVING A FINAL DEVELOPMENT PLAN FOR 2750 S. BIG BEND BOULEVARD was introduced. It was moved by Councilmember Cerven, duly seconded by Councilmember Dunn to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg and Deputy Mayor Wood. Nays, none.

BILL 6013, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO MICHAEL ZANGARA TO ALLOW A FOUR FAMILY APARTMENT IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 7703 JEROME AVENUE was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6013 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 Cerven, that Bill No. 6013 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

BILL 6014, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO NICK DECCIO AND ADELINA MART TO ALLOW SHORT TERM RENTALS AT 7601 WEAVER AVENUE was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6014 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 Cerven, that Bill No. 6014 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

BILL 6015, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NO. 5772 SECTION VI. 2. TO MODIFY THE BUILDING MATERIAL REQUIREMENTS FOR LOT A was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6015 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 Cerven, that Bill No. 6015 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

BILL 6012, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS TO GRANT A SUBTERRANEAN EASEMENT TO THE METROPOLITAN SEWER DISTRICT TO ALLOW A FIFTY FOOT (50') SUBTERRANEAN TUNNEL AND SEWER LINE ON PROPERTY LOCATED AT 3258 LACLEDE STATION ROAD. It was moved by Councilmember Cerven, duly seconded by Councilmember Faulkinghan to table the bill, which motion received the majority approval; by voice vote, of the Council.

COUNCIL COMMUNICATION: Councilmember Greenberg stated he attended two meetings last week. One with the Green Dining Alliance and the other with AARP for Livability Matters and at both meetings, Maplewood was not only cited as an example but as a leader in both of these areas.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: No report.

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

There being no further business before the Council, the meeting adjourned at 7:55 p.m.

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: February 18, 2016

RE: Sustainability Commission Presentation

The Sustainability Commission has requested that they be able to make a presentation to the City Council on two items:

1. Provide a list of projects/tasks that the Sustainability Commission has completed and/or working on (please see draft report) enclosed.
2. List of priorities that the Commission has come up with for consideration but they want to hear from the Council so they can make sure that their work is aligned with the desires of the City Council and they are not spinning their wheels (please see list enclosed).



Martin J. Corcoran
City Manager

enclosure

Sustainability Commission presentation.docx

Sustainability Commission Action Item Status Report - DRAFT

Revised: July 31, 2014

Meeting Date	Action Item	Next Steps	Action Completed	Outcome
January 11th, 2012	Recommendation to the City Manager that the City purchase low-emitting, fuel-efficient vehicles for City Staff including police.	January 19, 2012, Commission member Bicknese forwarded a list of American made f-e, l-e vehicles with emissions and fuel efficiency ratings to City Manager Corcoran.	The City looked into buying 2 Ford Fusion Hybrids for replacement vehicles for inspectors. Ford temporarily discontinued selling this vehicle due to a technical issue. The City deferred purchase.	(Date unknown) The City has plans and in budget to purchase Ford Fusion Hybrid(s) for inspectors.
2012 - 2015	Commission research and discussions with City staff regarding a solar powered electric car charging station(s) at the Marietta lot.	The City provided plans of the recently updated Marietta lot. The layout is conducive to a fit for the stations. Electrical conduits are accessible.	Discussion continues. City agrees to put one station at City Hall and second at Marietta lot. Contingent on securing funding.	
March 7th, 2012	Recommendation to City Council that the City undertake a Greenhouse Gas Inventory	Staff drafted memorandum to City Manager; council approved at March 13th, 2012 meeting.	March 13th, 2012 City Council approved recommendation	City secured intern via US Green Building Council; study began October 2012 GHG Emissions Inventory was completed February 26, 2012 and presented to Council shortly after.
Ongoing	Commission recommended that the City undertake a Climate Action Plan	Date? Commission present aspects of Climate Action Plan during work group to City Council for approval and recommendations.		May 14, 2013 Draft Climate Action Plan completed and final presented to the Council May 28, 2013.

Meeting Date	Action Item	Next Steps	Action Completed	Outcome
July 5th, 2012	<p>Commission recommended City provide citizens with information about more environmentally friendly and drought resistant tree options. Also discussion of "Silva Cells" and other methods to promote healthier urban street trees (primarily downtown along Manchester Ave and Sutton.)</p>	<p>July 6, 2012 Info on Silva Cells and Tree City forwarded to Anthony Traxler.</p>	<p>Anthony replied that the City would consider issues to have healthier street trees plantings and Maplewood is already recognized as a Tree City for its tree cover.</p>	<p>By July 24, 2012 the City posted Missouri "Trees of Merit", as recommended by MOBOT, on the City's website.</p>
June 6th, 2012	<p>Recommendation to City Council that the City of Maplewood adopt a Solar Panel Ordinance as part of their Design & Review Board Ordinance.</p>	<p>Presented to Design & Review Board in August 2012. Requires review by Building Inspector prior to being presented to City Council.</p>	<p>Sept 26, 2012. Design & Review Board recommended approval of the new Solar Panel Ordinance.</p>	<p>City Council approved Solar Panel Ordinance</p>
July 5th, 2012	<p>City offered possibility that a CORO Fellow might be secured by the City and that the Fellow could assist the Commission</p>	<p>by July 24, 2012 the CORO Fellow was secured to start in Nov 2012</p>	<p>November 2012 CORO Fellow hired</p>	<p>CORO Fellow, Jake Barnett, completed recommendations to Commission and updated the City's website with sustainability info.</p>

Meeting Date	Action Item	Next Steps	Action Completed	Outcome
2013	Green Dining Alliance established	Continue to work with new businesses opening in Maplewood to become part of the alliance.	Membership continues to grow and Maplewood is becoming a destination for St Louis residents who are looking for Green options.	1st in Nation
December 5th, 2012	Recommendation to City Council that the City of Maplewood adopt 2009 IECC Building Code	Ordinance needs to be reviewed by Building Inspector, Public Works Director and City Manager prior to presenting to City Council. City Manager Corcoran noted at a later Commission Meeting that the City uses whatever energy code that St. Louis Co. does.	Commission member Bicknese determined that St. Louis Co. has adopted the 2009 IECC.	Outcome is unclear as of July 31, 2014 as to what commercial building code and energy code the City is enforcing.
April 2nd, 2013	Recommendation to City Council that the City of Maplewood conduct an energy audit of all municipal buildings. This would include installation of solar panels on City Hall.	Staff sent memo to City Manager requesting an audit be reviewed and approved in May 2013.	City solicited proposals for Performance Contracting Services and selected a contractor.	Maplewood has been working with contractor to implement various recommendations for the energy audit.
July 6th, 2013	Commission recommended that Council adopt a LEED ordinance for City facilities.	Draft ordinance forwarded to City staff.	City included requirements consistent with the draft LEED ordinance for the new Fire Station. Around May-June 2014 there was subsequent rumor that this requirement may be dropped.	The New Firehouse will be designed and built to LEED specification.

2013	Researching possibility of Enterprise Car Sharing program in Maplewood	Rachelle had initial discussions with Enterprise.	No action was taken as city never reported back to Commission.	
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Meeting Date	Action Item	Next Steps	Action Completed	Outcome
Ongoing	<p>The Commission would like to form various work groups supplemented by other members of the community.</p> <p>The first need identified is for an education/public outreach group.</p>	<p>Commission members approached City staff. Staff advised against forming "task forces" as it could create difficulties in expansion of the commission. There is no prohibition of the Commission reaching out to the public for advice (example LED street lighting).</p>	<p>At this time no public support groups have been formed to assist Commission</p>	
2013	<p>Commission recommended Council revise the existing weed ordinance to be more inclusive of native plants; including wildflowers, grasses & shrubs.</p>	<p>Commission to work with City staff to draft ordinance for consideration. Staff reported that the language of an ordinance being considered would be more restrictive.</p>		<p>City Council and City will not change existing ordinance</p>

2015	Commission researching feasibility of replacing existing street lighting with energy efficient LED fixtures.	Ameren is currently not offering an option to do this. Commission to consider recommended actions for City to "encourage Ameren" to be more supportive.	Maplewood is replacing lamps in the ornamental streetlights with LEDs	The City of Maplewood is replacing lights that are under its jurisdiction.
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Meeting Date	Action Item	Next Steps	Action Completed	Outcome
2013-15	Commission considering recommendation that Council adopt Climate Action Plan goal to reduce community GHG emissions by 10% by 2020.	Waiting to present at Council work session. None have been scheduled.		
2015	Commission desire to put a process in place and update the Commission's info on the City's website now and periodically. This may be coupled with outreach through other social media (i.e. the City's Facebook page).	Bicknese and Wilson has reviewed questions and process with Rachelle and reported to commission. It is more difficult to make website updates but fairly easy to make Facebook page entries.	Commission needs to take action on this. Set up a subgroup to monitor and provide updates to Rachelle	

2015	<p>Recommendation to City Council that the City of Maplewood adopt 2015 IECC Building Code for both residential and commercial buildings</p>	<p>Ordinance needs to be reviewed by Building Inspector, Public Works Director and City Manager prior to presenting to City Council. City Manager Corcoran noted at a later Commission Meeting that the City uses whatever energy code that St. Louis Co. does.</p>		<p>St Louis County Building Review Board to make a decision that governs their inspectors and standards. Maplewood will adopt code for commercial and a watered down code for residential buildings.</p>
May, 2015	<p>City of Maplewood entered into EPA Green Power Community Challenge with a goal of 3% Renewable energy</p>	<p>Ameren Pure Power and 3rd Degree conducted mailing and door to door campaign as well as approaching businesses</p>	<p>September Celebration as City achieved a 6% level and expected to go higher by year's end</p>	<p>All three sectors participated to achieve this challenge and exceeded the goal. EPA awarded Maplewood a certificate of achievement in September.</p>
September, 2015	<p>Sustainability Commission to represent Maplewood in the Green City Challenge Pilot Program with Earthways</p>	<p>Commissioner Frisella spearheaded effort and attended meetings for Maplewood.</p>	<p>Commissioners Frisella and Muia wrote final report for Maplewood and City Council Greenberg presented at Green City Challenge December meeting</p>	<p>Project completed and recommendations have been submitted to City Manager in January, 2016.</p>

Sustainability Commission Members Top 10 priorities for the next two years

Prioritized at 2/2/16 meeting, 7 existing members voted for their top 3 priorities.

1. Environmentally Preferable Purchasing Program – Recommend that the City of Maplewood to establish an environmentally preferable purchasing (EPP) policy for products purchased during regular operations of City facilities. The intent of this is to reduce the environmental harm from materials purchased and used in the operations with buildings. The sustainability commission would make purchase recommendations to the City that fits the EPP.
2. Greenhouse Gas Emissions Reduction – Work to establish a community wide GHG reduction goal of 10% by 2016 to help assure the healthful and prosperous vitality of the community. This is based on the Community and Local Government Operations Climate Action Plan, 2013.
3. Residential and Business Recycling – Work to increase the percentage of recycling in Maplewood in the residential and business sectors by expanding current recycling efforts.
4. Communication with City Government and Staff – Build and maintain an information conduit between Sustainability Commission, City Council, and key staff. The Commission will generate and update a project status list to indicate which projects are being worked on, their completion status and what resources might be helpful from the City.
5. Increase Bicycle and Pedestrian Paths and Use – Develop and implement a plan that makes Maplewood more bicycle and pedestrian friendly and promotes alternative ways to get around Maplewood. Contact Trailnet and make use of their expertise and resources to develop this goal. (Could potentially be done in conjunction to the Community Ride Share Program) This could include exploring a bicycle rental program in downtown Maplewood.
6. Solar Powered Electric Car Charging Station – Work towards the installation of a solar powered electric car charging station in the Marietta lot.
7. Community Composting Program – Work with City staff to develop and implement a composting program for Maplewood residents and businesses who are not currently utilizing the Marietta Lot composting resources.
8. Native Plant and Rain Garden Demonstration Interpretive Gardens – Develop a native plant interpretive garden and a Rain Garden (MSD and Deer Creek Watershed Alliance). The first would help educate residents about planting natives and how to choose which ones for which sites. There are outside groups that can help fund and implement this (MDC, MBG, Audubon, and Wild Ones). Work with MSD and the Deer Creek Watershed Alliance to build a demonstration interpretive rain garden in a park found in the Deer Creek Watershed.
9. EPA Green Power Community Challenge (GPC) program - Work with Maplewood City and Council to sign up for and implement the GPC program through Ameren Missouri Pure Power. This would help establish a community wide energy reduction plan focusing on residential, commercial and government sectors in Maplewood.
10. Community Ride Share Program – Encourage Maplewood to partner with private sector programs such as Enterprise's CarShare to provide access to individual transportation without increasing automobile ownership.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS TO GRANT A SUBTERRANEAN EASEMENT TO THE METROPOLITAN SEWER DISTRICT TO ALLOW A FIFTY FOOT (50') SUBTERRANEAN TUNNEL AND SEWER LINE ON PROPERTY LOCATED AT 3258 LACLEDE STATION ROAD.

WHEREAS, Metropolitan Sewer to install a subterranean easement at 3258 Laclede Station Road to allow for the construction of a 19' diameter tunnel and sewer line to be used during severe storms; and

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

The City Manager is hereby authorized to execute subterranean easement documents with Metropolitan Sewer District for city property located at 3258 Laclede Station Road. A copy of the easement documents are attached to the ordinance.

Passed this 9th day of February, 2016

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Approved this 9th day of February, 2016

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

BILL NO. 6013

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO MICHAEL ZANGARA TO ALLOW A FOUR FAMILY APARTMENT IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 7703 JEROME AVENUE

WHEREAS, Michael Zangara 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 allow a four family apartment in the SR Single Family Residential District at 7703 Jerome Avenue; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their February 1, 2016 meeting by a vote of 6 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council will hold a public hearing on this conditional use permit petition at their February 9, 2016 Council meeting.

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

Section I. Michael Zangara is hereby granted a Conditional Use Permit to allow a four family apartment in the SR Single Family Residential District at 7703 Jerome 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 SR Single Family Residential Zoning District.
 - 2) A four family apartment complex.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building must be approved by the Design and Review Board prior to the issuance of a building permit.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.
- (D) The City Manager may grant an extension of time for renovations should the renovations require the four family apartment complex to be vacant for a period of time not to exceed one (1) calendar year.
- (E) The City Manager may grant an extension of time for renovations if time between the leasing of different tenants require the four family apartment complex to be vacant for a period of time not to exceed one (1) calendar

year. In deciding whether or not to grant an extension, the City Manager will consider whether or not the property owner is making a good faith attempt to lease the vacant unit (s).

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 its passage and approval.

Passed this 23rd day of February, 2016.

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Approved this 23rd day of February, 2016.

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for an apartment complex (existing four unit building) in the SR Single Family Residential District at 7703 Jerome 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.

BILL NO. 6014

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO NICK DECCIO AND ADELINA MART TO ALLOW SHORT TERM RENTALS AT 7601 WEAVER AVENUE.

WHEREAS, Nick Deccio and Adelina Mart 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 allow short term rentals subject to City of Maplewood ordinance #5784 and #5785 at 7601 Weaver Avenue; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their February 1, 2016 meeting by a vote of 5 ayes, 1 nay, 1 absent; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their February 9, 2016 Council meeting.

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

Section I. Nick Deccio and Adelina Mart are hereby granted a Conditional Use Permit to allow short term rentals at 7601 Weaver Avenue.

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 SR Single Family Residential District.
 - 2) Short term rentals as per the requirements of the City of Maplewood Codes and Ordinances.
- (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

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow a short term rental in the SR Single Family Residential District at 7601 Weaver Avenue:

- a. The proposed use complies with all applicable provisions of the Zoning/City 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.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NO. 5772 SECTION VI. 2. TO MODIFY THE BUILDING MATERIAL REQUIREMENTS FOR LOT A

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

WHEREAS, structures adjacent and near the proposed Maserati dealership will not be constructed of brick on four sides; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their February 1, 2016 meeting by a vote of 6 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing on the amendment at their February 23, 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 VI., Building Materials, 2. by deleting the existing text and inserting the following text in its stead:

- 2. Building materials must be of brick construction on all four sides for Lots B, C, E and F of the Sunnen Station Redevelopment Preliminary Development Plat prepared by George Stock dated 4/21/15. Building materials for Lot A and D of the aforementioned plat shall be subject to the review and approval of the Design and Review Board.

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