

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 6 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 REDEVELOPMENT 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 $\phi$ ) 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.