

February 23, 2016

The February 23, 2016 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 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: No one spoke.

PUBLIC FORUM: No one spoke.

ANNOUNCEMENTS: None.

APPROVAL OF THE FEBRUARY 9, 2016 CITY COUNCIL MEETING MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Cerven, which motion received the majority approval, by voice vote, of the Council.

PRESENTATION TO THE MAYOR AND CITY COUNCIL BY THE SUSTAINABILITY COMMISSION: Commission Chairman Jim Jordan reviewed a list of projects the Commission has completed and asked for direction from the Council as to priorities for the next two years. Councilmember Wolf and Councilmember Wood complimented Mr. Jordan on the Commission's accomplishments. The Council agreed to hold a future work session to discuss projects to pursue. A member of the Sustainability Commission will be included in the work session.

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 was given its third reading. Councilmember Wood motioned to approve, 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 Bill No. 6012 be approved, which motion received the following roll call vote: Ayes members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Bill 6012 was approved by the City Council on this 23rd day of February, 2016 as **Ordinance No. 5808**.

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 third and final reading. A motion was made by Councilmember Wood that Bill No. 6013 be tabled for the reading of the findings of fact, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit 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.

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

Councilmember Wood motioned to bring Bill No. 6013 back onto the table, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6013 be approved which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6013 was approved by the City Council on this 23rd day of February, 2016 as **Ordinance number 5809**.

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 third and final reading. A motion was made by Councilmember Wood that Bill No. 6014 be tabled for the reading of

the findings of fact, duly seconded by Councilmember Cerven, which motion received the majority approval, by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow a 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.

It was then moved by Councilmember Wood, duly seconded by Councilmember Cerven, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Wolf and Wood. Nays, Mayor White.

Councilmember Wood motioned to bring Bill No. 6014 back onto the table, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6014 be approved which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Wolf and Wood. Nays, Mayor White.

BILL NO. 6014 was approved by the City Council on this 23rd day of February, 2016 **as Ordinance number 5810.**

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 third and final reading. Councilmember Wood motioned to approve, 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 Bill No. 6015 be approved, which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL 6015 was approved by the City Council on this 23rd day of February, 2016 **as Ordinance number 5811.**

COUNCIL COMMUNICATION: Councilmember Greenberg stated the Chamber Net Lunch will be held tomorrow.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: Mr. Corcoran stated a work session could be held prior to the March 8, 2016 Council meeting to discuss and decide on a list of priorities for the Sustainability Commission. The Council agreed.

The cities of Maplewood, Clayton, Richmond Heights and Brentwood have been asked to join together and create a senior citizens advisory commission. Maplewood, Clayton and Richmond Heights said they are interested in exploring this. The city of Brentwood has not made a commitment at this point. Mr. Corcoran asked the council to let him know of anyone interested in serving on this commission.

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.