

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, JUNE 28, 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 for a Conditional Use Permit to operate a café/restaurant (Mauhaus) at 3101 Sutton Blvd.
7. Public hearing to hear citizen's comments on a request for a Conditional Use Permit to operate a catering facility (LaChef) and to have a full liquor license at 7169 Manchester Rd.
8. Public Forum
9. Announcements
10. Approval of the June 14, 2016 City Council meeting minutes and Closed Session minutes
11. Presentation of proclamation to Lieutenant Mark Griffin on the occasion of his retirement after 31 years of service with the Maplewood Police Department.
12. Motion to approve a request by Jennifer Prost of Hart Catering d/b/a LaChef located at 7169 Manchester Ave. for a full liquor license.
13. A Resolution of the City Council of the City of Maplewood, Missouri appointing Jennifer Sims Taylor to the Design and Review Board and Historic and Preservation Commission and establishing her term of office as expiring June 30, 2019.
14. A Resolution of the City Council of the City of Maplewood, Missouri appointing Kevin Sullivan to the Civil Service Commission and establishing his term of office as expiring June 30, 2018.
15. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to execute a maintenance agreement with the Metropolitan St. Louis Sewer District for storm water maintenance facilities for the new Maplewood fire station.

16. Bill 6021 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Dana Huth and Ben Triola of Mauhaus Cat Café and Lounge to operate a café/restaurant facility at 3101 Sutton Boulevard.
17. Bill 6022 An Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Jennifer Prost of Hart Catering d/b/a LaChef Catering to operate a catering facility at 7269 Manchester Road.
18. Council Communication
19. Mayor's Report
20. City Attorney's Report
21. City Manager's Report
22. 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.
23. Adjournment

PUBLIC AGENDA NOTES
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, JUNE 28, 2016
7:30 P.M.

The following is a brief description of the Agenda items for Tuesday, June 28, 2016:

ITEM NO. 6, is a public hearing to hear citizenø comments on a request for a Conditional Use Permit to operate a café/restaurant (Mauhaus) at 3101 Sutton Blvd.

ITEM NO. 7, is a public hearing to hear citizenø comments on a request for a Conditional Use Permit to operate a catering facility (LaChef) and to have a full liquor license at 7169 Manchester Rd.

ITEM NO. 11, is a proclamation honoring Lieutenant Mark Griffin on his retirement after 31 years of service with the Maplewood Police Department. Mark will be in attendance at the Council meeting along with his family.

ITEM NO. 12, is a motion to approve a liquor license for LaChef Catering at 7169 Manchester Ave. LaChef Catering is presently being sold and the new owner must obtain a new liquor license. This license will contain the stipulation that liquor by the drink cannot be served on the premise.

ITEM NO. 13, is a resolution appointing Jennifer Sims Taylor to the Design and Review Board and Historic and Preservation Commission. Ms. Taylor is replacing Whit Lynn who passed away.

ITEM NO. 14, is a resolution appointing Kevin Sullivan to the Civil Service Commission and establishing his term of office as expiring June 30, 2018. Mr. Sullivan is presently a member of the Plan and Zoning Commission where he has been an outstanding member. Mr. Sullivan will continue on the Plan and Zoning Commission. Mr. Sullivan is replacing Robert Noll who moved out of the city.

ITEM NO. 15, is a resolution authorizing the City Manager to execute a maintenance agreement with the Metropolitan St. Louis Sewer District for maintenance of storm water management facilities that are being constructed in conjunction with the new Maplewood fire station.

ITEM NO. 16, Bill 6021 is an ordinance granting a Conditional Use Permit to Dana Huth and Ben Triola of Mauhaus Cat Café and Lounge to operate a café/restaurant facility at 3101 Sutton Boulevard. Mauhaus will be a café that houses adoptable cats in a lounge. The café and lounge will be two separate areas. Cats will live in the lounge at all times. Mauhaus will not be an adoption facility. All adoptions will be handled by a third party. The Plan and Zoning Commission recommended approval of this Conditional Use petition by a vote of 5 ayes, 0 nays, 2 absent. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 17, Bill 6022 is an ordinance granting a Conditional Use Permit to Jennifer Prost of Hart Catering d/b/a LaChef Catering to operate a catering facility at 7269 Manchester Road. The petitioner, Jennifer Prost, is buying LaChef Catering. A new Conditional Use Permit is required because of the change of ownership. The Plan and Zoning Commission recommended approval of this Conditional Use petition by a vote of 5 ayes, 0 nays, 2 absent. A public hearing has been held and the 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 6/28/16 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 for a Conditional Use Permit to operate a café/restaurant (Mauhaus) at 3101 Sutton Blvd.

Ad as appearing in the June 10, 2016 **St. Louis Post-Dispatch**.

▼
*City
of Maplewood*



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PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on 6/28/16 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 for a Conditional Use Permit to operate a catering facility (LaChef) and to have a full liquor license at 7169 Manchester Rd.

Ad as appearing in the June 10, 2016 **St. Louis Post-Dispatch**.

June 14, 2016

The June 14, 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 Faulkingham, Councilmember Greenberg, Councilmember Wolf and Deputy Mayor Wood.

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

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

PUBLIC FORUM: None.

ANNOUNCEMENTS: None.

APPROVAL OF THE MAY 24, 2016 CITY COUNCIL MEETING MINUTES: Councilmember Cerven motioned to approve, duly seconded by Councilmember Faulkingham, which motion received the majority approval, by voice vote, of the Council.

R16-42, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING JONATHAN KRUEGER TO THE LIBRARY BOARD AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2019 was introduced. It was moved by Councilmember Cerven, seconded by Councilmember Faulkingham to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Wolf and Deputy Mayor Wood. Nays, none.

R16-43, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO PURCHASE FOUR HUNDRED (400) HOURS AS PART OF THE IT SUPPORT SERVICE AGREEMENT WITH THE REGIONAL JUSTICE INFORMATION SYSTEM (FEJIS) AT A COST OF TWENTY NINE THOUSAND SIX HUNDRED DOLLARS (\$29,600) was introduced. It was moved by Councilmember Cerven, seconded by Councilmember Faulkingham to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Wolf and Deputy Mayor Wood. Nays, none.

R16-44, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE EXECUTION OF A CONTRACT TO SELL 2200 BREDELL TO BRENDON D. PAPINEAU AND ELIZABETH M. PAPINEAU was introduced. It was moved by Councilmember Cerven, seconded by Councilmember Faulkingham to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Wolf and Deputy Mayor Wood. Nays, none.

BILL 6021, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD,

MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO DANA HUTH AND BEN TRIOLA OF MAUHAUS CAT CAFÉ AND LOUNGE TO OPERATE A CAFÉ/RESTAURANT FACILITY AT 3101 SUTTON BOULEVARD was given its first reading. It was moved by Councilmember Cerven, duly seconded by Councilmember Faulkingham that Bill No. 6021 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 Cerven, duly seconded by Councilmember Faulkingham, that Bill No. 6021 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

BILL 6022, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO JENNIFER PROST OF HART CATERING D/B/A LACHEF CATERING TO OPERATE A CATERING FACILITY AT 7269 MANCHESTER ROAD was given its first reading. It was moved by Councilmember Cerven, duly seconded by Councilmember Faulkingham that Bill No. 6022 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 Cerven, duly seconded by Councilmember Faulkingham, that Bill No. 6022 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: Mr. Corcoran stated if there are any items the Council would like for him to consider placing in the 2016-2017 budget, please let him know.

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: Councilmember Cerven motioned to hold a closed session to discuss a real estate lease, seconded by Councilmember Faulkingham, which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Wolf and Deputy Mayor Wood. Nays, none.

The Council reconvened at 7:49 p.m. and Deputy Mayor Wood stated no votes were taken.

There being no further business before the Council, the meeting adjourned at 7:50 p.m.

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: June 24, 2016

RE: Mark Griffin Retirement Proclamation

Attached is a proclamation honoring Mark Griffin on his retirement. Mark is officially retiring from the Maplewood Police Department after 31 years. Mark will be in attendance at the Council meeting.


Martin J. Corcoran
City Manager

Enclosure

Griffin Retirement.docx

PROCLAMATION

WHEREAS, Mark Griffin has rendered service to this community which deserves special recognition; and

WHEREAS, Mark Griffin has served as a police officer beginning as a Probationary Police Officer and retired with the rank of Lieutenant; and

WHEREAS, his dedication and zeal in law enforcement has won for Mark the respect and affection of his fellow workers; and

WHEREAS, Mark Griffin has given generously of his time and effort; and

WHEREAS, his 31 years of service has been marked by exemplary dedication to the best interest of the City of Maplewood; and

WHEREAS, Mark Griffin has worked constantly for the betterment of the Maplewood Police Department; and

WHEREAS, Mark Griffin, as a Maplewood police officer, has demonstrated his unselfish dedication and personal commitment to the protection of life and property to the citizens of the City of Maplewood and to his fellow police officers.

NOW, THEREFORE, I, James White, Mayor of the City of Maplewood, do hereby proclaim Tuesday, June 28th, 2016 as Mark Griffin Day in the City of Maplewood, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Maplewood, Missouri, this 28th day of June, 2016.

James White, Mayor

PETITION FOR LIQUOR LICENSE
CITY OF MAPLEWOOD
7601 Manchester Road
Maplewood, MO 63143
(314) 645-3600

~~Pub. Hearing Fees~~
\$350



SECTION 1

Hart Catering d/b/a DATE: 5/24/14

1. NAME OF ESTABLISHMENT: La Chef ~~Hart Catering~~
2. ADDRESS OF ESTABLISHMENT: 7169 Manchester Rd.
Maplewood MO 63143 (314) 630-6354
(CITY) (STATE) (ZIP) (PHONE)

3. Is ownership a corporation or partnership? If so, list names and addresses of individuals and their title(s):

4. NAME OF OWNER OR MANAGING OFFICER: Jennifer Post

5. Type of license requested - separate license shall be obtained for each of the following classes of sales: (Please check each classification that applies)

Indicate Type of License Applied For:

Fee

- A. STORAGE OF NON-INTOXICATING BEER
____ For beer depot or store room, handling, selling or storing non-intoxicating beer. \$75.00
- B. FULL LIQUOR LICENSE
To sell intoxicating liquor in excess of 5% by weight, by the drink at retail for consumption on the premises where sold. \$450.00
- C. PACKAGED INTOXICATING LIQUOR
____ To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold. \$150.00
- D. SUNDAY PACKAGE LIQUOR LICENSE
____ To sell intoxicating liquor in the original package at retail only, and not by the drink, not for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail in the original package) on Sundays between the hours of 9:00 a.m. and 12:00 midnight. \$300.00
- E. MALT LIQUOR BY THE DRINK - 5% OR WINES NOT IN EXCESS OF 14% ALCOHOL BY WEIGHT
____ To sell malt liquor containing alcohol over 3.2% but not more than 5% by weight at retail by the drink for consumption on the premises, where sold (includes light wines. \$ 52.50

NO RECORD

HB Straker

- F. PACKAGED MALT LIQUOR OR LIGHT WINES (5% MALT LIQUOR)
 _____ To sell malt liquor containing over 3.2% but not more than 5% by weight in the original package at retail only, and not for consumption on the premises, where sold. \$ 22.50

- G. SUNDAY LIQUOR BY THE DRINK
 _____ To sell intoxicating liquor in excess of 5% percent by weight by the drink at retail for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail by the drink for consumption on the premises) on Sundays between the hours of 9:00 a.m. and 12:00 midnight provided all requirements of state law are complied with. \$300.00

- H. MANUFACTURER SOLICITOR'S LICENSE
 _____ To sell intoxicating liquor containing not in excess of twenty-two percent (22%) of alcohol by weight and the privilege of selling to duly licensed wholesalers and soliciting orders for sale of intoxicating liquor containing not in excess of twenty-two percent of alcohol by weight, to, by or through a duly licensed wholesaler on the premises where sold. \$250.00

- I. ORIGINAL PACKAGE TASTING
 _____ To conduct wine, malt beverage and distilled spirit tasting on the licensed premises upon receipt of a special permit. \$ 25.00

Applicant hereby agrees that if a license is granted upon this petition, that applicant or any officer, agent, employee, or servant of applicant will not violate any provision of said Ordinance No. 4121 or of any amendments hereafter made to said ordinance, or any law of the State of Missouri or other ordinance of the City of Maplewood while in and upon the premises of the applicant herein described or knowingly allow any other person so to do.

Jennifer Prost
 Printed Name of Applicant
Jennifer Prost
 Signature
5/29/14
 Date

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: June 24, 2016

RE: Appointment of Jennifer Sims Taylor to the Design & Review Board and Historic and Preservation Commission

Mayor White is recommending that Jennifer Sims Taylor be appointed to the Design and Review and Historic and Preservation Board. Please see attached resume.

If you have any questions about this reappointment, please contact Mayor White.



Martin J. Corcoran
City Manager

RESOLUTION

R16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING JENNIFER SIMS TAYLOR TO THE DESIGN AND REVIEW BOARD AND HISTORIC AND PRESERVATION COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2019.

WHEREAS, Jennifer Sims Taylor has expressed an interest to serve on the Design and Review Board and Historic and Preservation Commission; and

WHEREAS, a vacancy exists on the Design and Review Board and Historic and Preservation Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Jennifer Sims Taylor is hereby appointed to the Design and Review Board and Historic and Preservation Commission; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2019.

Passed this 28th day of June, 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

Approved this 28th day of June, 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: June 24, 2016

RE: Civil Service Commission Appointment

Mayor White is recommending that Kevin Sullivan be appointed to the Civil Service Commission to replace Robert Noll who has moved out of the city. Mr. Sullivan presently serves on the Plan and Zoning Commission and has been an outstanding commissioner. Mr. Sullivan resides at 7319 Flora Ave.

The Civil Service Commission meets very infrequently.

If you have any questions in regards to this appointment, please contact Mayor White.


Martin J. Corcoran
City Manager

RESOLUTION

R16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING KEVIN SULLIVAN TO THE CIVIL SERVICE COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2018.

WHEREAS, Kevin Sullivan has agreed to serve on the Civil Service Commission, and

WHEREAS, a vacancy exists on the Civil Service.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS: Kevin Sullivan is hereby appointed to the Civil Service Commission; and

BE IT FURTHER RESOLVED that his term of office is established as expiring June 30, 2018.

Passed this 28th day of June, 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy Clerk

Approved this 28th day of June, 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: June 24, 2016

RE: Maintenance Agreement with MSD

Attached is a resolution authorizing the City Manager to execute a maintenance agreement with the Metropolitan St. Louis Sewer District for maintenance of storm water management facilities that are being constructed on city property as part of the new Maplewood fire station. This agreement is required before MSD will release the permits.

If you have any questions, please contact me.



Martin J. Corcoran
City Manager

Enclosure

MSD Agreement.docx

RESOLUTION

R16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A MAINTENANCE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT FOR STORM WATER MAINTENANCE FACILITIES FOR THE NEW MAPLEWOOD FIRE STATION.

WHEREAS, storm water management facilities are being built as part of the new Maplewood fire station; and

WHEREAS, the Metropolitan St. Louis Sewer District requires maintenance of those facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The City Manager is hereby authorized to execute a maintenance agreement between the City of Maplewood and the Metropolitan St. Louis Sewer District in the form attached.

Passed this day of , 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

Approved this day of , 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that **City of Maplewood**, a municipal corporation, for and in consideration of the approval of sewer plans and of the issuance of a sewer permit by The Metropolitan St. Louis Sewer District for storm water management facilities according to plans to be approved by said District for a development known as **MANCHESTER NE CORNER OF BREDELL (CITY OF MAPLEWOOD FIRE STATION - 7629 MANCHESTER) P0030399-00** in Maplewood, Missouri, at a Tract of Land being lots 2, 3, & 4 of block I of E.W. Davis Addition to Maplewood according to plat as recorded in plat book 5, page 78, City of Maplewood, St. Louis County, Missouri (Locator No. 21J14092), and other good and valuable considerations, do hereby agree and promise, as follows:

1. To build and construct stormwater management facilities, including Best Management Practices (BMP), basins, drainage facilities, appurtenances and sewer lines, in accordance with the design, plans and report, submitted to and approved by The Metropolitan St. Louis Sewer District. The stormwater management facilities are to be perpetually located within the dimensioned and reserved area, as shown hachured on the exhibit "A" as attached hereto and made a part hereof.
2. To maintain and operate the stormwater management facilities in conformity with the approved Stormwater Management Facilities Report.
3. To maintain all pipes and drains in good working order and maintain all walls, dikes, vegetation, filter media, and any other requisite appurtenances and improvements for the retention and management of stormwater in good repair.
4. That in the event **City of Maplewood**, or its successor in title to said property shall fail to maintain the stormwater management facilities, BMP, basins, drainage facilities, appurtenances and sewer lines in accordance with this agreement, The Metropolitan St. Louis Sewer District shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the owners of said property for the services performed. It is further agreed that in the event said bill or charge for the services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) per annum until paid in full.
5. This agreement is irrevocable and shall continue forever unless notified in writing by the Metropolitan St. Louis Sewer District whose consent to modification shall not be unreasonably withheld.

IN WITNESS WHEREFORE, the said City of Maplewood has caused these presents to be signed by its _____ and its corporate seal to be affixed this _____ day _____, 20_____.

BY _____
Signature

Print Name & Title

ATTEST:

Signature

Print Name & Title

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS.
)
COUNTY OF ST. LOUIS)

On this _____ day of _____, 20_____ before me appeared _____ to me personally known, who being by me duly sworn, did say he is _____ of City of Maplewood and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said Corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission expires _____

Act performed in the County of St. Louis which adjoins the City of St. Louis.

Notary Public

IN WITNESS WHEREOF, the parties hereto have duly executed these presents to be signed by the Director of Engineering for The Metropolitan St. Louis Sewer District.

THE METROPOLITAN ST. LOUIS SEWER DISTRICT

By _____
Richard Unverferth
Director of Engineering

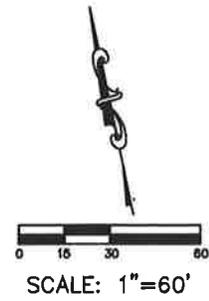
STATE OF MISSOURI)
)
_____ OF ST. LOUIS) SS.

On this ____ day of _____, 20____, before me personally appeared Richard Unverferth to me personally known, who being by me duly sworn, did say that he is the Director of Engineering, of THE METROPOLITAN ST. LOUIS SEWER DISTRICT and that said instrument was signed and sealed in behalf of said THE METROPOLITAN ST. LOUIS SEWER DISTRICT by authority of its Board of Trustees and said Richard Unverferth acknowledged said instrument to be the free act and deed of said THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this _____ day of _____, 20_____.

My Commission expires _____.

Notary Public



N/F
 CITY OF MAPLEWOOD
 LOC #21J422068
 BK 2924 PG 121

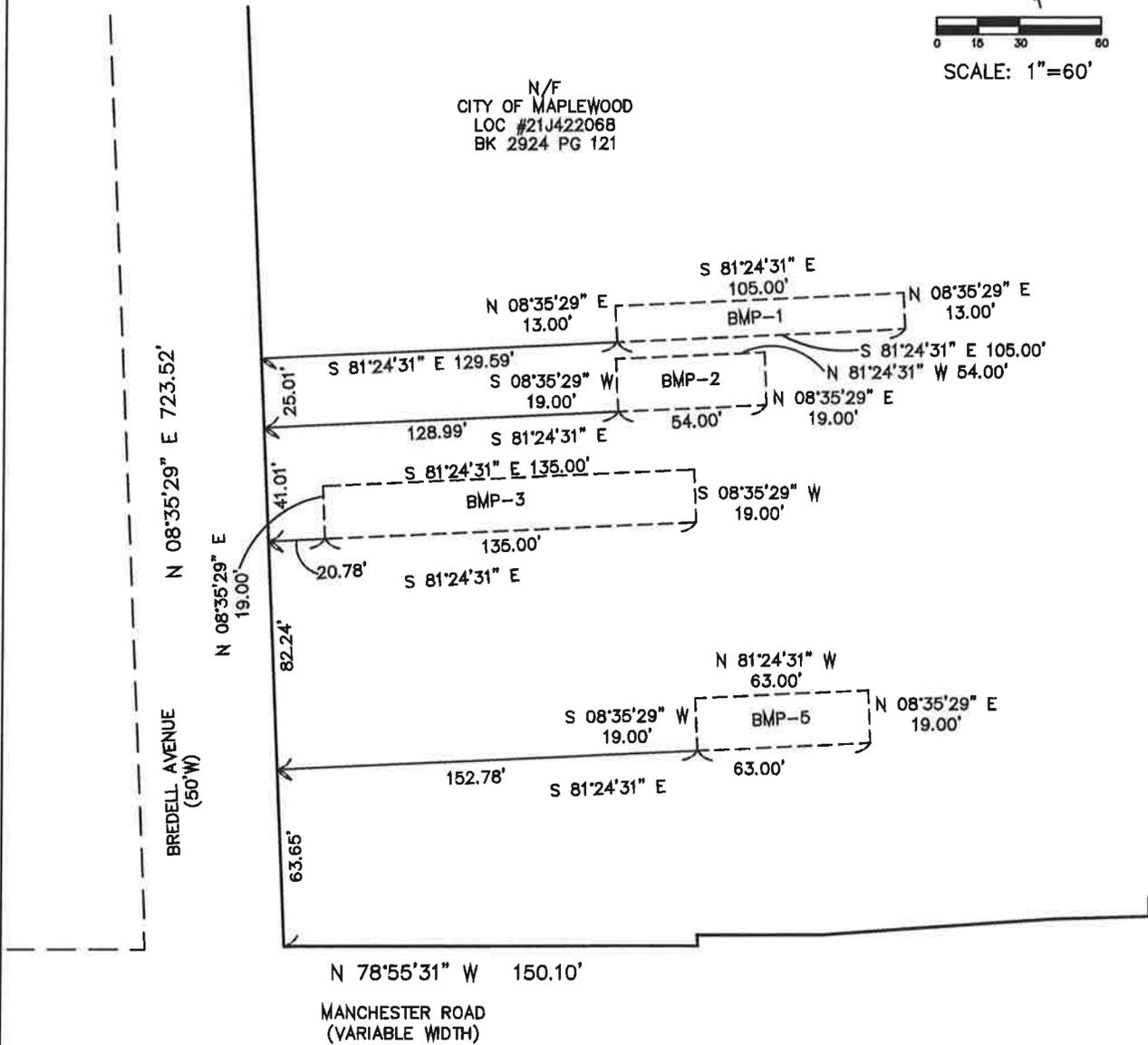


EXHIBIT "A" 2 OF 2

INITIAL:

BMP RESERVE AREAS
 LOT A OF MAPLEWOOD COMMUNITY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK
 363, PAGE 354 OF THE ST. LOUIS COUNTY RECORDS
 MAPLEWOOD, MISSOURI

BILL NO. 6021

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO DANA HUTH AND BEN TRIOLA OF MAUHAUS CAT CAFÉ AND LOUNGE TO OPERATE A CAFÉ/RESTAURANT FACILITY AT 3101 SUTTON BOULEVARD

WHEREAS, Mauhaus Cat Café and Lounge 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 café/restaurant facility at 3101 Sutton Boulevard.; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their June 6, 2016 meeting by a vote of 5 ayes, 0 nays, 2 absent; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their June 28, 2016 Council meeting.

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

Section I. Mauhaus Cat Café and Lounge is hereby granted a Conditional Use Permit to operate a café/restaurant facility at 3101 Sutton Boulevard.

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 NB Neighborhood Business District.
 - 2) A café/restaurant facility.
- (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) All cats must be licensed with the City of Maplewood.

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, Deputy City Clerk

Approved this day of 2016

James White, Mayor

Attest:

Karen Scheidt, Deputy 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 a café/restaurant facility at 3101 Sutton Blvd.:

- 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.

BILL NO. 6022

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO JENNIFER PROST OF HART CATERING D/B/A LACHEF CATERING TO OPERATE A CATERING FACILITY AT 7169 MANCHESTER ROAD

WHEREAS, Jennifer Prost of Hart Catering d/b/a LaChef Catering 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 catering facility at 7169 Manchester Road; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their June 6, 2016 meeting by a vote of 5 ayes, 0 nays, 2 absent; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their June 28, 2016 Council meeting.

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

Section I. Jennifer Prost is hereby granted a Conditional Use Permit to operate a catering facility at 7169 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 catering facility.
- (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, Deputy City Clerk

Approved this day of 2016

James White, Mayor

Attest:

Karen Scheidt, Deputy 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 a catering facility at 7169 Manchester Road.:

- 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.