

**AGENDA**  
**MAPLEWOOD CITY COUNCIL MEETING**  
**TUESDAY, NOVEMBER 22, 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 Barry Larson of The Living Room located at 2808 Sutton Blvd. for a full and Sunday liquor license.
7. Public Forum
8. Announcements
9. Approval of the October 25, 2016 City Council meeting minutes
10. Motion to approve a full and Sunday liquor license for Barry Larson of The Living Room at 2808 Sutton Blvd.
11. A Resolution of the City Council of the City of Maplewood, Missouri honoring and commending Michael "Mike" Chellis on the occasion of his retirement after 11 years of service with the Maplewood Fire Department.
12. A Resolution of the City Council of the City of Maplewood, Missouri, honoring and commending Timothy "Tim" Wisely on the occasion of his retirement after 31 years of service with the Maplewood Fire Department.
13. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to accept the bid of Tope Incorporated for the repair of residential sewer lateral pipes for the city's sewer lateral repair program.
14. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to accept the bid of Tope Incorporated in the amount of two hundred ten dollars (\$210) for sewer cabling, television inspection, locating and marking services for the repair of defective sewer lateral pipes for the city's sewer lateral repair program.

15. An Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Tong W. Moon of Kimcheese to operate a restaurant facility at 7405 Manchester Road.
16. An Ordinance of the City Council of the City of Maplewood, Missouri, amending Ordinance 5573, as amended, Chapter 56, Zoning, Section 56-211, (7) Conditional Uses of the CB1 Community Business One District to modify the retail sales requirements for day spas in the district.
17. An Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Alfred Schwartz of Loft Studios Salon and Spa to operate a day spa and salon at 7354 Manchester Avenue.
18. An Ordinance of the City Council of the City of Maplewood, Missouri, amending Planned Unit Development Ordinance No. 5724 to modify the structure setbacks for Lot 1 of the Planned Unit Development and create a new Lot 6.
19. An Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Michele Jainakoplos to allow short term rentals at 7113 South Street.
20. An Ordinance of the City Council of the City of Maplewood, Missouri, appropriating/transferring eighteen thousand dollars (\$18,000) from the unappropriated fund balance of the General Fund to the following Sewer Lateral Fund accounts: 2900-00-50330 Repairs/Maintenance and 2900-00-60460 Repairs/Maintenance.
21. Bill 6040 an Ordinance of the City Council of the City of Maplewood, Missouri adopting the final budget for the City of Maplewood, Missouri, for the fiscal year beginning July 1, 2014 through June 30, 2015.
22. Council Communication
23. Mayor's Report
24. City Attorney's Report
25. City Manager's Report
26. 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.

27. Adjournment

**PUBLIC AGENDA NOTES  
MAPLEWOOD CITY COUNCIL MEETING  
TUESDAY, NOVEMBER 22, 2016  
7:30 P.M.**

The following is a brief description of the agenda items for Tuesday, November 22, 2016:

ITEM NO. 6, is a public hearing to hear citizen's comments on a request by Barry Larson of The Living Room located at 2808 Sutton Blvd. for a full and Sunday liquor license.

ITEM NO. 10, is a motion to approve a full and Sunday liquor license for Barry Larson of The Living Room at 2808 Sutton Blvd. Staff recommends approval with the stipulation that at least 51% of retail sales must be from non-alcoholic beverages and food sold on site.

ITEM NO. 11, is a resolution honoring and commending Michael "Mike" Chellis on the occasion of his retirement after 11 years of service with the Maplewood Fire Department. Mike will not be in attendance at the Council meeting.

ITEM NO. 12, is a resolution honoring and commending Timothy "Tim" Wisely on the occasion of his retirement after 31 years of service with the Maplewood Fire Department. Tim and his family will be in attendance at the Council meeting.

ITEM NO. 13, is a resolution authorizing the City Manager to accept the bid of Tope Incorporated for the repair of residential sewer lateral pipes for the city's sewer lateral repair program.

ITEM NO. 14, is a resolution authorizing the City Manager to accept the bid of Tope Incorporated in the amount of two hundred ten dollars (\$210) for sewer cabling, television inspection, locating and marking services for the repair of defective sewer lateral pipes for the city's sewer lateral repair program.

ITEM NO. 15, is an ordinance granting a Conditional Use Permit to Tong W. Moon of Kimcheese to operate a restaurant facility at 7405 Manchester Road (formerly My Happy Place). The proposed restaurant has existing locations in Chesterfield and Creve Coeur and will offer fresh prepared Korean, Mexican and American food. The Plan and Zoning Commission recommended approval by a vote of 6 ayes, 0 nays.

ITEM NO. 16, is an ordinance amending the Maplewood Code of Ordinances, Chapter 56, Zoning, Section 56-211, (7) Conditional Uses of the CB1 Community Business One District to modify the retail sales requirements for day spas in the district. Salon Lofts located at 7354 Manchester is changing ownership. Previously, day spas were not allowed in the CB1 District but they were added to the district's conditional uses when Salon Lofts came to Maplewood and the current language is catered to the original Salon Lofts which was to include a restaurant facility that would generate retail sales of 51%. It is unlikely that Salon Lofts can ever meet this retail percentage. However, because such business operations bring in patrons that frequent other businesses and eat at nearby restaurants in the Central Business District, staff has no objections to reduce the required amount of retail sales from 51% to 20%. The Plan and Zoning Commission recommended approval by a vote of 6 ayes, 0 nays.

ITEM NO. 17, is an ordinance granting a Conditional Use Permit to Alfred Schwartz of Loft Studios Salon and Spa to operate a day spa and salon at 7354 Manchester Avenue. Mr. Schwartz is buying the present Salon Lofts operation. The Plan and Zoning Commission recommended approval by a vote of 6 ayes, 0 nays.

ITEM NO. 18, is an ordinance amending Planned Unit Development Ordinance No. 5724 to modify the structure setbacks for Lot 1 of the Planned Unit Development and create a new Lot 6. This ordinance creates a new Lot 6 (split of Lot 5) to separate the dilapidated structure that was repaired and converted to a loft unit and art studio common area (Appendix A) and revise the structure footprint and setback for Lot 1. The petitioner has a buyer for Lot 1 and is modifying the proposed townhouse to be built for the buyer (Appendix B). The Plan and Zoning Commission voted 6 ayes, 0 nays to approve this request.

ITEM NO. 19, is an ordinance granting a Conditional Use Permit to Michele Jainakoplos to allow short term rentals at 7113 South Street. The Planned Unit Development for this property allows short term rentals with a conditional use permit. The Plan and Zoning Commission voted 6 ayes, 0 nays to approve this request.

ITEM NO. 20, is an ordinance appropriating/transferring \$18,000 from the unappropriated fund balance of the General Fund to the following Sewer Lateral Fund accounts: 2900-00-50330 Repairs/Maintenance and 2900-00-60460 Repairs/Maintenance.

ITEM NO. 21, BILL 6040 is an ordinance adopting the final budget for the City of Maplewood, Missouri, for the fiscal year ending June 30, 2015. The auditors recommend that a final budget be adopted for each fiscal year that reflects the actual expenditures for the fiscal year. This bill has been read two times and tabled and is now ready for final Council action.

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▼  
*City  
of Maplewood*



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### **PUBLIC HEARING NOTICE**

Maplewood City Council will hold a public hearing on 11/22/16 at 7:30 p.m. in the City Council Chambers, 7601 Manchester, Maplewood, MO 63143, to hear citizen's comments on a request by Barry Larson of The Living Room located at 2808 Sutton Blvd. for a full and Sunday liquor license.

Ad as appearing in the November 7, 2016 **St. Louis Post-Dispatch**.

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▼  
*7601 Manchester Road  
Maplewood, MO 63143  
(314) 645-3600*

October 25, 2016

The October 25, 2016 Council meeting was called to order at 7:30 p.m., Mayor James White presiding.

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

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

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

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST BY CHRIST CHURCH TO OPERATE A COMMISSARY TO PREPARE FOOD FOR FOOD TRUCKS AT 2200 BELLEVUE AVE.: Letter was received from James Devine at 2211 Yale Ave. opposing this request. Ron Gaus spoke in favor of this request on behalf of Christ Church.

PUBLIC FORUM: No one spoke.

ANNOUNCEMENTS: There will be no Council meeting on November 8, 2016.

APPROVAL OF THE OCTOBER 11, 2016 CITY COUNCIL MEETING MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Dunn, which motion received the majority approval, by voice vote, of the Council.

**R16-55**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF MONITOR SYSTEMS TO PURCHASE A SPEED MONITOR TRAILER AND MESSAGE BOARD IN THE AMOUNT OF NINE THOUSAND NINE HUNDRED TWENTY FIVE DOLLARS (\$9,925.00) was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn to approve the resolution which motion received the following roll call vote: Ayes, members Dunn, Faulkingham, Greenberg, Mayor White and Wood. Nays, none.

**BILL 6040**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI ADOPTING THE FINAL BUDGET FOR THE CITY OF MAPLEWOOD, MISSOURI, FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 THROUGH JUNE 30, 2015 was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Dunn that Bill No. 6040 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 Dunn that Bill No. 6040 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

**BILL 6039**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO RON GAUS OF CHRIST CHURCH TO ALLOW A COMMISSARY FOR FOOD TRUCKS AT 2200 BELLEVUE AVENUE was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 6039 be tabled for the reading of the findings of fact, duly seconded by Councilmember Dunn, 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 a commissary to prepare food for food trucks at 2200 Bellevue 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.

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

Councilmember Wood motioned to bring Bill No. 6039 back onto the table, duly seconded by Councilmember Dunn, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Dunn, that Bill No. 6039 be approved which motion received the following roll call vote: Ayes, members Dunn, Faulkingham, Greenberg and Wood. Nays, Mayor White. Councilmember Dunn raised a point of order that you are required to vote on the ordinance in the same manner as you voted on the findings of fact. Mayor White asked the question, is that true and the City Attorney said yes. The City Manager injected and stated that since the Mayor was on the prevailing side of the vote, he could make a motion to bring it up for reconsideration if there was a second. At that point, Councilmember Dunn motioned to reconsider Bill 6039, which was seconded by Councilmember Greenberg, and the motion to reconsider was approved. Roll call vote on the reconsideration of Bill 6039 was as follows: Ayes, members Dunn, Faulkingham, Greenberg and Wood. Nays, Mayor White. On reconsideration, Bill 6039 was approved.

BILL NO. 6039 was approved by the City Council on this 25<sup>th</sup> day of October, 2016 as **Ordinance number 5835**.

COUNCIL COMMUNICATION: None.

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 8:03 p.m.

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

SECTION 1

DATE: 10/24/16

1. NAME OF ESTABLISHMENT: Living Room

2. ADDRESS OF ESTABLISHMENT: 2808 Sutton

Maplewood MO 63143 314 899-0173  
(CITY) (STATE) (ZIP) (PHONE)

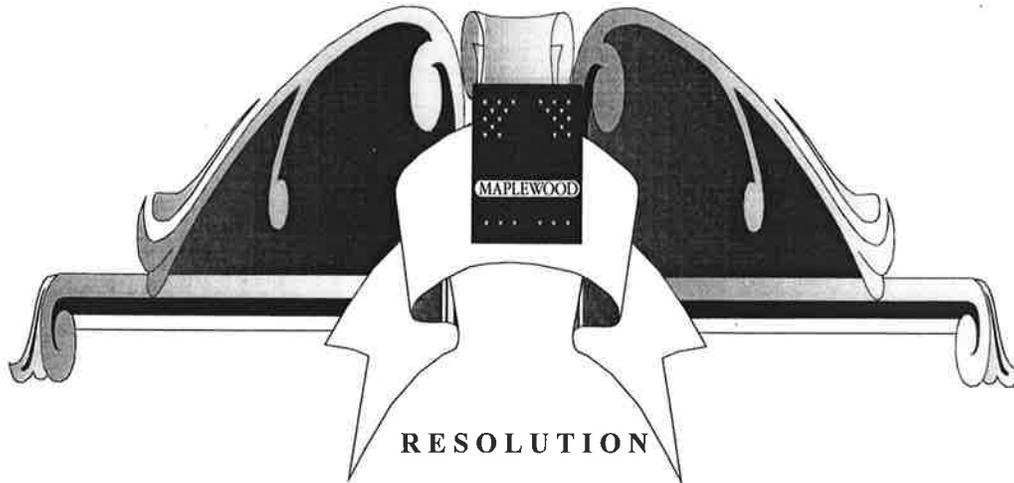
3. Is ownership a corporation or partnership? If so, list names and addresses of individuals and their title(s):

Barry Larson - owner  
2126 Oak Dr. St. Louis, MO 63131

4. NAME OF OWNER OR MANAGING OFFICER: Barry Larson

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

<u>Indicate Type of License Applied For:</u>	<u>Fee</u>
A. <u>STORAGE OF NON-INTOXICATING BEER</u> ___ For beer depot or store room, handling, selling or storing non-intoxicating beer.	\$75.00
B. <input checked="" type="checkbox"/> <u>FULL LIQUOR LICENSE</u> 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. <u>PACKAGED INTOXICATING LIQUOR</u> ___ To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold.	\$150.00
D. <input checked="" type="checkbox"/> <u>SUNDAY PACKAGE LIQUOR LICENSE</u> 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



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, HONORING AND COMMENDING MICHAEL "MIKE" CHELLIS ON THE OCCASION OF HIS RETIREMENT AFTER 11 YEARS OF SERVICE WITH THE MAPLEWOOD FIRE DEPARTMENT.

WHEREAS, Michael "Mike" Chellis was hired to serve as a Firefighter / Emergency Medical Technician – Paramedic with the City of Maplewood Fire Department on June 22, 2005; and

WHEREAS, Mike Chellis has served the Maplewood community well for 11 years, beginning as a probationary Private and working his way through the ranks to serve as the fire department's Medical Officer; and

WHEREAS, from his first days with the fire department he has demonstrated his devotion to duty and exemplary dedication to the welfare of others while earning the respect and affection of those with whom he has served; and

WHEREAS, Mike's leadership in the role of Medical Officer was instrumental in advancing the department's capabilities in the delivery of advanced emergency medical care to the community; and

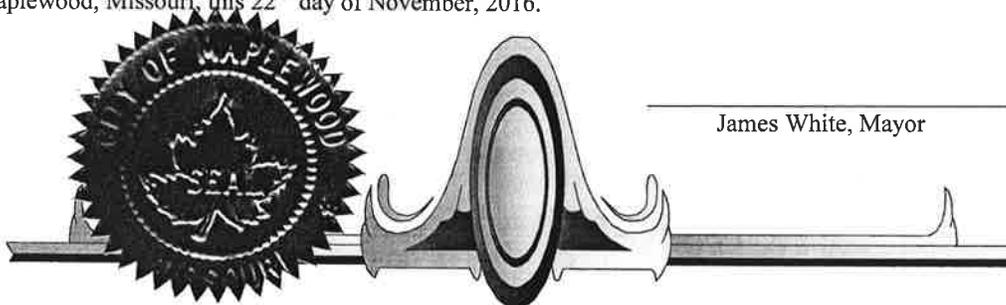
WHEREAS, Mike's participation in the development and implementation of the new county - wide emergency communication system resulted in widespread praise and respect; and

WHEREAS, throughout Mike's career, the performance of his duties, responsibilities and his working relationships were always characterized by an obvious dedication to getting the job done in an outstanding and professional manner; and

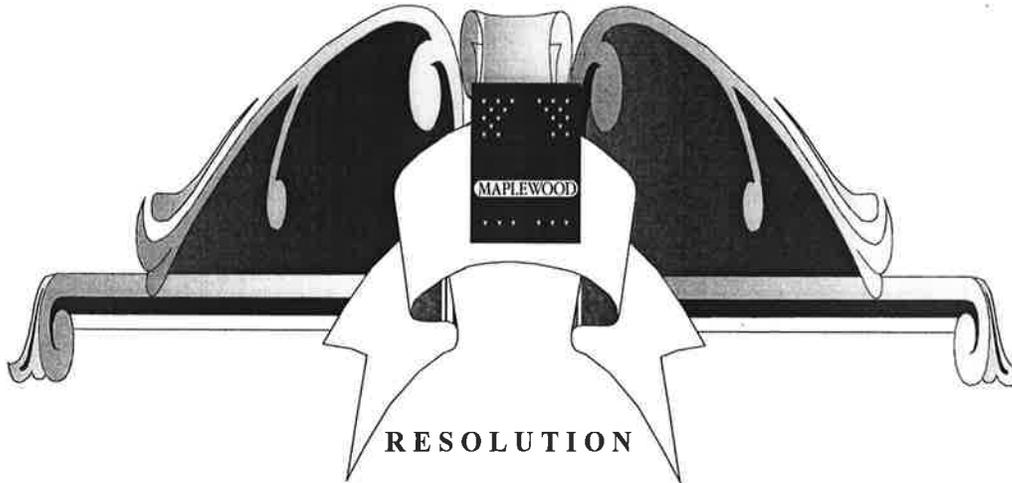
WHEREAS, Mike, as a Maplewood Firefighter / Emergency Medical Technician - Paramedic and Medical Officer, has demonstrated his unselfish dedication and personal commitment to the protection of life and property to the citizens of the City of Maplewood and to his fellow firefighters.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The Mayor and City Council honor and commend Mike Chellis on the occasion of his retirement after 11 years of service with the Maplewood Fire Department.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Maplewood, Missouri, this 22<sup>nd</sup> day of November, 2016.



James White, Mayor



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, HONORING AND COMMENDING TIMOTHY "TIM" WISELY ON THE OCCASION OF HIS RETIREMENT AFTER 31 YEARS OF SERVICE WITH THE MAPLEWOOD FIRE DEPARTMENT.

WHEREAS, Timothy "Tim" Wisely was hired to serve as a Firefighter / Emergency Medical Technician with the City of Maplewood Fire Department on November 5, 1985; and

WHEREAS, Tim Wisely has served the Maplewood community well for 31 years, beginning as a probationary Private and working his way through the ranks to serve as a Lead Engineer; and

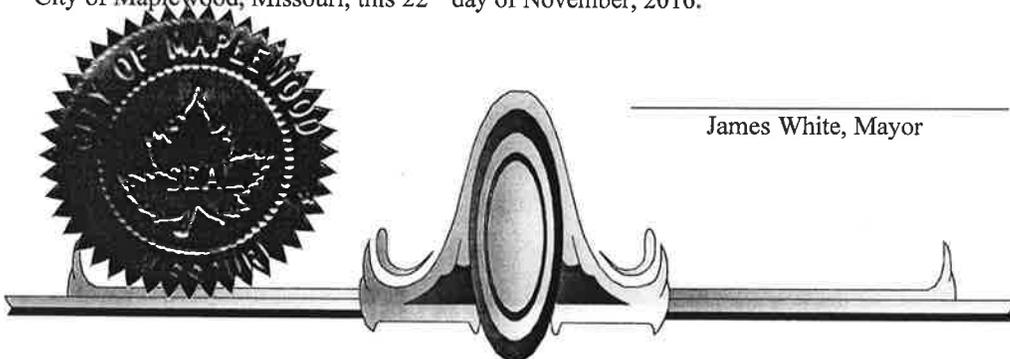
WHEREAS, from his first days with the fire department he has demonstrated his devotion to duty and exemplary dedication to the welfare of others while earning the respect and affection of those with whom he has served; and

WHEREAS, throughout Tim's career, the performance of his duties, responsibilities and his working relationships were always characterized by an obvious dedication to getting the job done in an outstanding and professional manner; and

WHEREAS, Tim, as a Maplewood Firefighter / Emergency Medical Technician and Lead Engineer, 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 firefighters.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The Mayor and City Council honor and commend Tim Wisely on the occasion of his retirement after 31 years of service with the Maplewood Fire Department.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Maplewood, Missouri, this 22<sup>nd</sup> day of November, 2016.



# INTEROFFICE MEMORANDUM

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To: Mayor and City Council  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: November 18, 2016  
Subject: Sewer Lateral Pipe Replacement Services Contractor Bid

A request for bids was prepared and published in the St. Louis Business Journal on September 30, 2016 seeking a drainlaying firm to replace defective sewer lateral pipes as part of the City's sewer lateral repair program. The request for bids was also mailed or emailed to 10 local companies. Bids were opened on October 17, 2016. One company submitted a bid and it was considered responsive. A breakdown of the bid results is on the following page.

Tope Incorporated is the City's current sewer lateral pipe replacement contractor and the City is satisfied with the work that has been performed by them in the past. Tope Incorporated did not raise their bid prices in any category (last bid submitted in 2013). Therefore, staff recommends awarding the bid to Tope Incorporated, the sole bidder. Funds for this work will come from the Sewer Lateral Repair Fund.

Please see the attached resolution requesting City Council approval of the aforementioned sewer lateral pipe replacement service. Note the sewer lateral pipe replacement service work agreement is for one (1) year with a potential city approved three (3) year extension (with COLA price increases) possible. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

**RESOLUTION**

**R16-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF TOPE INCORPORATED FOR THE REPAIR OF RESIDENTIAL SEWER LATERAL PIPES FOR THE CITY'S SEWER LATERAL REPAIR PROGRAM.

WHEREAS, bids for sewer lateral repair services were duly advertised and publicly opened on October 17, 2016 at 10:00 a.m. at Maplewood City Hall; and

WHEREAS, one (1) bid was received, it was considered responsive; and

WHEREAS, Tope Incorporated is the sole bidder; and

WHEREAS, Tope Incorporated is the city's current sewer lateral pipe replacement contractor and has provided satisfactory service to the City of Maplewood.

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

The City Manager is hereby authorized to accept the bid of Tope Incorporated for the repair of residential sewer lateral pipes for one (1) year.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to renew said agreement for three (3) additional years, with optional increases in an amount not to exceed the cost of living index as determined by the United States Department of Labor.

Passed this 22<sup>nd</sup> day of November, 2016.

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

Attest:

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

Approved this 22<sup>nd</sup> day of November, 2016.

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

Attest:

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

City of Maplewood  
2016 Bid Results-Sewer Pipe Replacement Services

	<u>Top</u>
Replace one to twelve foot section of vent stack with new PVC vent stack and furnish vent cover-per foot	65.00
Replace p-trap with new PVC p-trap	40.00
Replace one to six foot section of 6 inch sewer lateral pipe with new SDR 40 PVC pipe-per foot	60.00
Replace six to twelve foot section of 6 inch sewer lateral pipe with new SDR 40 PVC pipe-per foot	50.00
Replace more than a twelve foot section of 6 inch sewer lateral pipe with new SDR 40 PVC pipe-per foot	40.00
Install Fernco rubber boot collars at each end of new pipe sections to attach to existing pipe-lump sum	50.00
Remove and replace lateral pipe connection to sewer main-lump sum	215.00
Remove & replace one to six foot section of 8 inch sanitary main pipe with new 8 inch SDR 40 PVC pipe-per foot	50.00
Remove & replace six to twelve foot section of 8 inch sanitary main pipe with new 8 inch SDR 40 PVC pipe-per foot	30.00
Remove & replace one to six foot section of 10 inch sanitary main pipe with new 10 inch SDR 40 PVC pipe-per foot	60.00
Remove & replace six to twelve foot section of 10 inch sanitary main pipe with new 10 inch SDR 40 PVC pipe-per foot	40.00
Remove & replace one to six foot section of 12 inch sanitary main pipe with new 12 inch SDR 40 PVC pipe-per foot	70.00
Remove & replace six to twelve foot section of 12 inch sanitary main pipe with new 12 inch SDR 40 PVC pipe-per foot	50.00
Pipe Lining - per foot	120.00

# INTEROFFICE MEMORANDUM

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To: Mayor and City Council  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: November 18, 2016  
Subject: Sewer Cabling, Television Inspection, Locating and Marking Services Contractor Bid

Before sewer lateral replacement work can be performed, the City must verify that the project qualifies for the sewer lateral repair program. The services provided by this contractor includes verifying the break in the line and determining the location of the break via television inspection and marking the site to ensure that the repair is done as efficiently and safely as possible.

A request for bids was prepared for sewer cabling, television inspection, locating and marking services. The request for bids was placed in the St. Louis Business Journal on September 30, 2016. Bids were opened on October 17, 2016. The request for bids was also mailed or emailed to 10 local companies. Note our current price for the service from our last bid in 2013 is \$198 per location. The following two (2) bids were received and they are considered responsive:

Bieg Plumbing	\$360 per location
<b>Tope Incorporated</b>	<b>\$210 per location</b>

The City has worked and continues to work satisfactorily with Tope Incorporated. Therefore, staff recommends awarding the bid to Tope Incorporated, the low bidder. Funds for this work will come from the Sewer Lateral Repair Fund.

Please see the attached resolution requesting City Council approval of the aforementioned sewer cabling and inspection services. Note this service work agreement is for one (1) year with a potential city approved three (3) year extension (with COLA price increases) possible. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

**RESOLUTION**

**R16-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF TOPE INCORPORATED IN THE AMOUNT OF TWO HUNDRED TEN DOLLARS (\$210) FOR SEWER CABLING, TELEVISION INSPECTION, LOCATING AND MARKING SERVICES FOR THE REPAIR OF DEFECTIVE SEWER LATERAL PIPES FOR THE CITY'S SEWER LATERAL REPAIR PROGRAM.

WHEREAS, bids for sewer cabling and inspection services were duly advertised and publicly opened on October 17, 2016 at 10:00 a.m. at Maplewood City Hall; and

WHEREAS, two (2) bids were received, both of which were considered responsive; and

WHEREAS, the bids ranged from a low of \$210 to a high of \$360; and

WHEREAS, Tope Incorporated submitted the low bid in the amount of two hundred ten dollars (\$210); and

WHEREAS, the City of Maplewood has worked successfully with Tope Incorporated in the past.

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

The City Manager is hereby authorized to accept the bid of Tope Incorporated in the amount of two hundred ten dollars (\$210) for sewer cabling, television inspection, locating and marking services for one (1) year.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to renew said agreement for three (3) additional years, with optional increases in an amount not to exceed the cost of living index as determined by the United States Department of Labor.

Passed this 22<sup>nd</sup> day of November, 2016.

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

Attest:

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

Approved 22<sup>nd</sup> day of November, 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: November 1, 2016  
Subject: Petition Number #2016-27 – Request for a Conditional Use Permit in the CB Community Business Zoning District – Kimcheese, 7405 Manchester Road

## BACKGROUND

The subject property, 7405 Manchester Road is a fully developed one-story brick building with a rear parking lot. The site recently supported the business operations of My Happy Place. The proposed restaurant has existing locations in Chesterfield and Creve Coeur and will offer fresh prepared Korean, Mexican and American food.

## ZONING REQUEST

The petitioner, Tong M. Moon of Kimcheese, is requesting a Conditional Use Permit on the subject property to allow a restaurant facility.

Approval of this request, 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

- Proposed Use:** The property is zoned CB Community Business District which allows restaurants with a Conditional Use Permit. The proposed use is ideally suited for this location which has historically supported various retail facilities. The proposed restaurant has a proven track record and will be a welcome addition to the business district. For more information on the proposed restaurant you can view the website at [www.kimcheese.net](http://www.kimcheese.net).
- Parking:** The site has sufficient on-site parking in the rear parking lot to support the proposed use. There is also adjacent on-street parking located on Manchester Road.
- Impact to Adjacent Properties:** The proposed use should have a positive impact on adjacent and surrounding properties. The proposed restaurant will be located within the heart of the City's business district and will only increase pedestrian traffic within the district.

## **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 numerous retail facilities.
- 3) Ample on-site and street 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 restaurant for the community and surrounding area.

City of Maplewood, Missouri  
Application for Conditional Use Permit



**Applicant Information:**

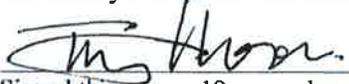
Name: Kimcheese 3 LLC  
Contact Address/Phone: 337 Wynstay Ave, Valley Park MO 63088 301-814-5090

**Proposed Business Information:**

Proposed Business Name: Kimcheese  
Address of Proposed Maplewood Location: 7405 Manchester Rd, Maplewood MO 63143  
Address of Existing Location (if Applicable): \_\_\_\_\_  
Description of Business Activity: Casual Restaurant

Anticipated Hours of Operation: 9AM-1AM Anticipated Number of Employees: 12

I, Tong W Moon, 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 19 day of OCT, 2016

**Property Information:**

Property Owner Name: Daniel Slavin  
Property Owner Address/Phone: 8000 Bonhomme Ave, Clayton, MO 63105 314-691-6333

Intended Use of Property: Multiuse retail, restaurant

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\*\*\*\*\*

**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? [✓]  
Public Hearing Notice Fee of \$330.00 received? [✓]

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



7405 Manchester



## A WORLD OF DELICIOUS CHOICES!



Call ahead to pick-up the food you crave!

Chesterfield: (314) 485-1408 | Creve Coeur: (314) 569-4123

### BURGERS

Mayo, Ketchup, Lettuce, Tomato, Onion, Cheese



- STEAK & CHEESE BURGER** **\$7.50**
- KIMCHEESE BURGER** **\$7.50**
- SPICY PORK BURGER** **\$6**
- CHICKEN BURGER** **\$6**

### BURRITOS

Fried Rice, Pico, Lettuce, Salsa, Corn Cheese



- RIB EYE STEAK BURRITO** **\$8.99**
- CHICKEN BURRITO** **\$7.99**
- SPICY PORK BURRITO** **\$7.99**
- KIMCHI PORK BELLY BURRITO** **\$8.99**

### TACOS

Pico, Cheese, Lettuce, Corn, Salsa



- 3 RIB EYE STEAK TACOS + DRINK** **\$9.37**
- SINGLE TACO** **\$2.79**
- 3 CHICKEN TACOS + DRINK** **\$8.99**
- SINGLE TACO** **\$2.50**
- 3 SPICY PORK TACOS + DRINK** **\$8.99**
- SINGLE TACO** **\$2.50**
- 3 KIMCHI PORK BELLY TACOS + DRINK** **\$8.99**
- SINGLE TACO** **\$2.79**

### QUESADILLAS

Cheese, Pico, Meat



- PORK** **\$7.99**
- CHICKEN** **\$7.99**
- SPICY PORK** **\$7.99**
- RIB EYE STEAK** **\$8.99**

**3 FISH TEMPURA TACOS + DRINK**  
**SINGLE TACO**

**\$8.99**  
**\$2.79**

**BOWLS**

Your choice of White Sticky Rice or Fried Rice topped with Korean BBQ  
 Comes with Kimchi sample sides & fried egg



**BEE BIM BAP**

**Traditional Korean Rice Salad**  
 Cucumber, Water Fern, Carrot, Spring Mix, Zucchini, Bean Sprouts, Yu-Choi, Rice, Fried Egg



**RIB EYE STEAK & RICE**

**\$8.99**

**KIMCHI PORK BELLY & RICE**

**\$8.99**

**CHICKEN & RICE**

**\$7.99**

**SPICY PORK & RICE**

**\$7.99**

**VEGGIE**

**\$6.99**

**CHICKEN**

**\$7.99**

**FISH**

**\$7.99**

**STEAK**

**\$8.99**

**SPICY PORK**

**\$7.99**

**KIMCHI FRIED RICE**

Fried Rice stir-fried with Kimchi, your choice of meat, topped with fried egg and Kimchi sample sides



**SOUP**

Comes with Rice



**STEAK**

**\$9.99**

**SPICY CHICKEN AND POTATO**

**\$7.99**

**CHICKEN**

**\$8.99**

**SPICY TOFU**

**\$6.99**

**SPICY PORK**

**\$8.99**

**SIDES**



**WINGS**

**\$8.99**

**BEVERAGES**

Coke, Lemonade, Sprite, Diet Coke, Dr. Pepper, Coke Zero



**DRINKS**

**\$2**

**FRENCH FRIES (FRESH CUT)**

**\$2**

<b>CHEESE FRIES</b>	<b>\$2.50</b>
<b>CHIPS</b>	<b>\$1.00</b>
<b>SWEET CINNAMON PANCAKE</b>	<b>\$1.99</b>
<b>TWO HAND-MADE POT STICKERS</b>	<b>\$2.99</b>

**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 TONG W. MOON OF KIMCHEESE TO OPERATE A RESTAURANT FACILITY AT 7405 MANCHESTER ROAD

WHEREAS, Tong W. Moon of Kimcheese 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 operate a restaurant facility at 7405 Manchester Road; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their November 7, 2016 meeting by a vote of 6 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their December 13, 2016 Council meeting.

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

Section I. Tong W. Moon of Kimcheese is hereby granted a Conditional Use Permit to operate a restaurant facility at 7405 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 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.

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: Planning Commission  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: November 3, 2016  
Subject: Petition Number 2016-28 - Amendment to the CB1 Community Business One District Sec. 56-211, (7), Conditional Uses of the Zoning Ordinance

Staff recently received an application for a conditional use permit for a change of ownership for the day spa Salon Lofts at 7354 Manchester Road (following petition # 2016-29). Previously day spas were not allowed in the CB1 District but they were added to the district's conditional uses when Salon Lofts came to Maplewood and the current language is catered to original salon lofts proposal which included a restaurant facility to generate retail sales. Because of this, day spas were to include 51% retail sales and they could not be located any closer than 800 feet of one another in the CB1 District which is approximately 1,150 feet in length.

It is highly unlikely Salon Lofts is meeting this retail percentage and the city has not audited their records to verify this. However, because such business operations bring in patrons that frequent other businesses and eat at nearby restaurants in the central business district staff has no objections to reducing the required amount of retail sales from 51% to 20%.

This amount would still ensure that the business has a retail component and is not strictly a service type business. Please see the below requested amendment which deletes and adds text.

## CB1 District Conditional Uses

- (7) Day spas: to include hair salons, facials, manicure and pedicure services and massage services from which ~~51 percent~~ 20 percent of gross revenue is derived from retail sales generating sales tax and must be open a minimum of five nights per week until 8:00 p.m. No day spa can be located closer than 800 feet to another day spa.

Please review the attached ordinance which amends the CB1 District requirements for day spas and contact me with any questions, comments or concerns.

**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 56-211, (7) CONDITIONAL USES OF THE CB1 COMMUNITY BUSINESS ONE DISTRICT TO MODIFY THE RETAIL SALES REQUIREMENTS FOR DAY SPAS IN THE DISTRICT

WHEREAS, the Plan and Zoning Commission recommended approval by a vote of 6 ayes, 0 nays of the amendment to the CB1 District at their November 7, 2016 meeting; and

WHEREAS, the City Council held a public hearing on December 13, 2016 regarding the proposed amendment to the CB1 District.

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

Section I. Section 56-211 (7), CB1 Community Business One District conditional uses is hereby amended by deleting the existing text and inserting the following text in its stead:

- (7) Day spas: to include hair salons, facials, manicure and pedicure services and massage services from which 20 percent of gross revenue is derived from retail sales generating sales tax and must be open a minimum of five nights per week until 8:00 p.m. No day spa can be located closer than 800 feet to another day spa.

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

---



To: Planning Commission  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: November 1, 2016  
Subject: Petition Number #2016-29 – Request for a Conditional Use Permit in the CB1 Community Business One Zoning District – Loft Studios Salon and Spa, 7354 Manchester Road

## **BACKGROUND**

The subject property, 7354 Manchester Road currently supports the business operations of Loft Studios. Loft Studios obtained a conditional use permit (Ord. #5315) in February, 2006. The business operation was to include a day spa and restaurant facility that produced 51% retail sales totals. However, the restaurant never opened and because of this the business never obtained the required 51% of gross revenue from retail sales. The ordinance also required day spas to be located no closer than 800 feet from one another in the CB1 district.

The owner of Loft Studios is selling the business and therefore a new conditional use permit would be needed for the new ownership group. The prior petition #2016-28 reduced the required retail sales from 51% to 20%, while maintaining the distance requirement from day spas to each other to avoid a proliferation of service uses in the CB1 District. Absent a restaurant, day spas sell related products but it would be difficult to obtain 51% retail sales.

Because day spas bring in patrons that shop and eat at surrounding retail businesses, staff has minimal concerns with day spas in the CB1 District, provided they are limited by the aforementioned 800-foot requirement. Note the entire length of the CB1 District along Manchester Road is approximately 1,150 feet.

## **ZONING REQUEST**

The petitioner, Alfred Schwartz, is requesting a Conditional Use Permit on the subject property to allow a day spa.

Approval of this request, 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 property is zoned CB1 Community Business District which allows day spas with a Conditional Use Permit. As aforementioned, petition 2016-28 would most likely also have to be approved for the day spa to meet the retail requirements. The proposed use has operated within the central business district since 2006 with no complaints. Many day spa patrons shop and eat at nearby or surrounding businesses within the central business district.
2. **Parking:** The site, which is located adjacent to the Marietta parking lot, has sufficient parking in the parking lot and along Manchester and Sutton to support the use.
3. **Impact to Adjacent Properties:** There should not be a significant impact on the adjacent properties as this location, this site is currently a day spa and this is a change of ownership request. This location has not caused problems for the surrounding businesses or neighborhood and has increased foot traffic within the central business district.

## 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 of the use is compatible with adjacent and surrounding properties.
- 2) Ample parking is available to support the proposed use.
- 3) The proposed conditional use, at the above location, will contribute to and promote the welfare and convenience of the public by providing a day spa for the community and surrounding area.

City of Maplewood, Missouri  
Application for Conditional Use Permit

PAID  
OCT 31 2016  
By YES



Applicant Information:

Name: ALFRED SCHWARTE  
Contact Address/Phone: 18046 SHEPARD RIDGE RD, GLENCOE, MO, 63038 / 314-280-9265

Proposed Business Information:

Proposed Business Name: LOFT STUDIOS SALON & SPA  
Address of Proposed Maplewood Location: 7354 MANCHESTER AVENUE  
Address of Existing Location (if Applicable): 7354 MANCHESTER AVENUE  
Description of Business Activity: HAIR SALON AND DAY SPA

Anticipated Hours of Operation: 9am-8pm Anticipated Number of Employees: 1

I, ALFRED SCHWARTE, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Property Information:

Property Owner Name: Red Brick Management/Maple King Properties LLC  
Property Owner Address/Phone: 393 N. Euclid, Ste 300  
Intended Use of Property: commercial property - retail/restaurant/office

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

Angie Hickup (agent for owner)  
Signed this 21st day of October, 2016

\*\*\*\*\*

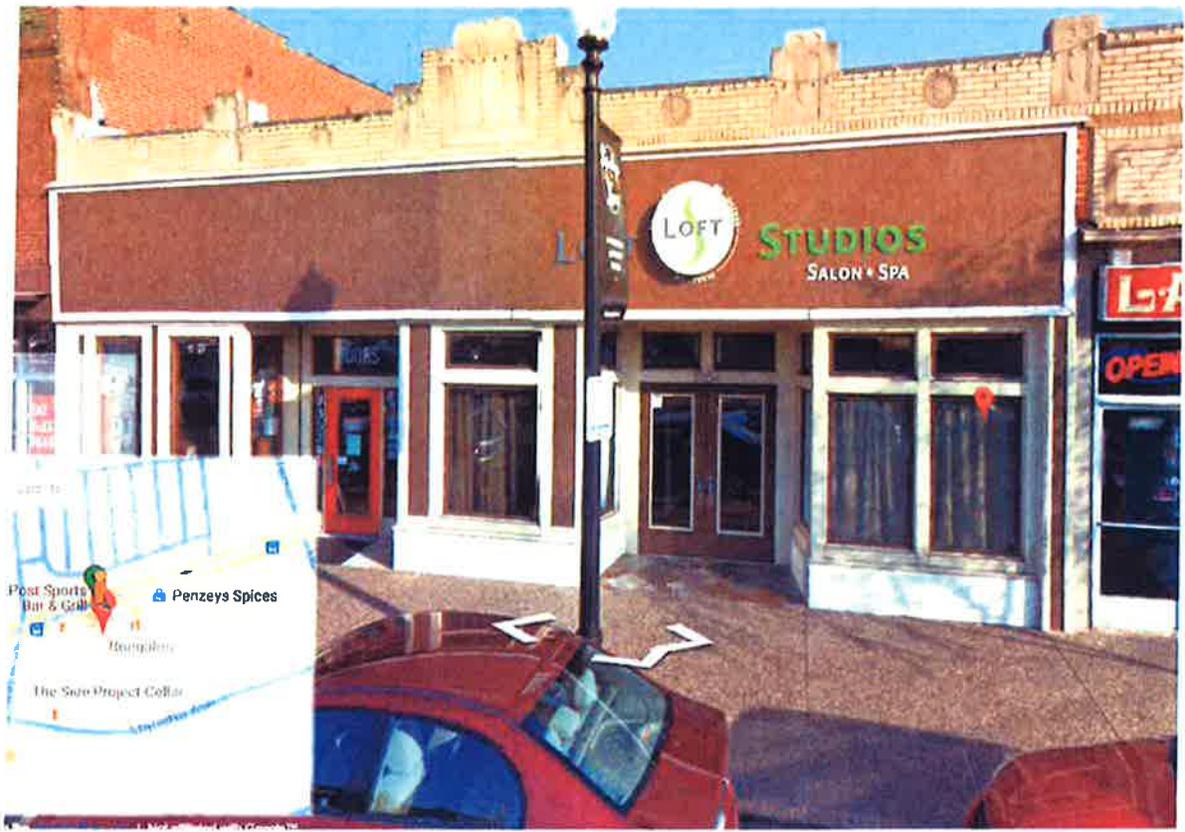
Office Use Only

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

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

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

Maplewood Zoning Administrator



7354 Manchester

**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 ALFRED SCHWARTZ OF LOFT STUDIOS SALON AND SPA TO OPERATE A DAY SPA AND SALON AT 7354 MANCHESTER AVENUE

WHEREAS, Alfred Schwartz of Loft Studios Salon and Spa 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 operate a day spa and salon at 7354 Manchester Avenue; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their November 7, 2016 meeting by a vote of 6 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this Conditional Use Permit petition at their December 13, 2016 Council meeting.

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

Section I. Alfred Schwartz of Loft Studios Salon and Spa is hereby granted a Conditional Use Permit to operate a day spa and salon at 7354 Manchester Avenue with the following stipulations:

1. Services must include a hair salon, facial services, manicure and pedicure services and massage services.
2. Day spa must be open a minimum of five days a week.
3. Twenty percent of gross sales must be retail and generate sales tax.

Section II. This Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth by 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 CB1 Zoning Business District.
  - (2) A day spa and salon.
- (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: Planning Commission  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: November 4, 2016  
Subject: Petitioner Number #2016-30 - Amendments to Planned Unit Development Ordinance #5724, Structure Setbacks for Lot 1 and Create a New Lot 6 – Versatile Earth Development

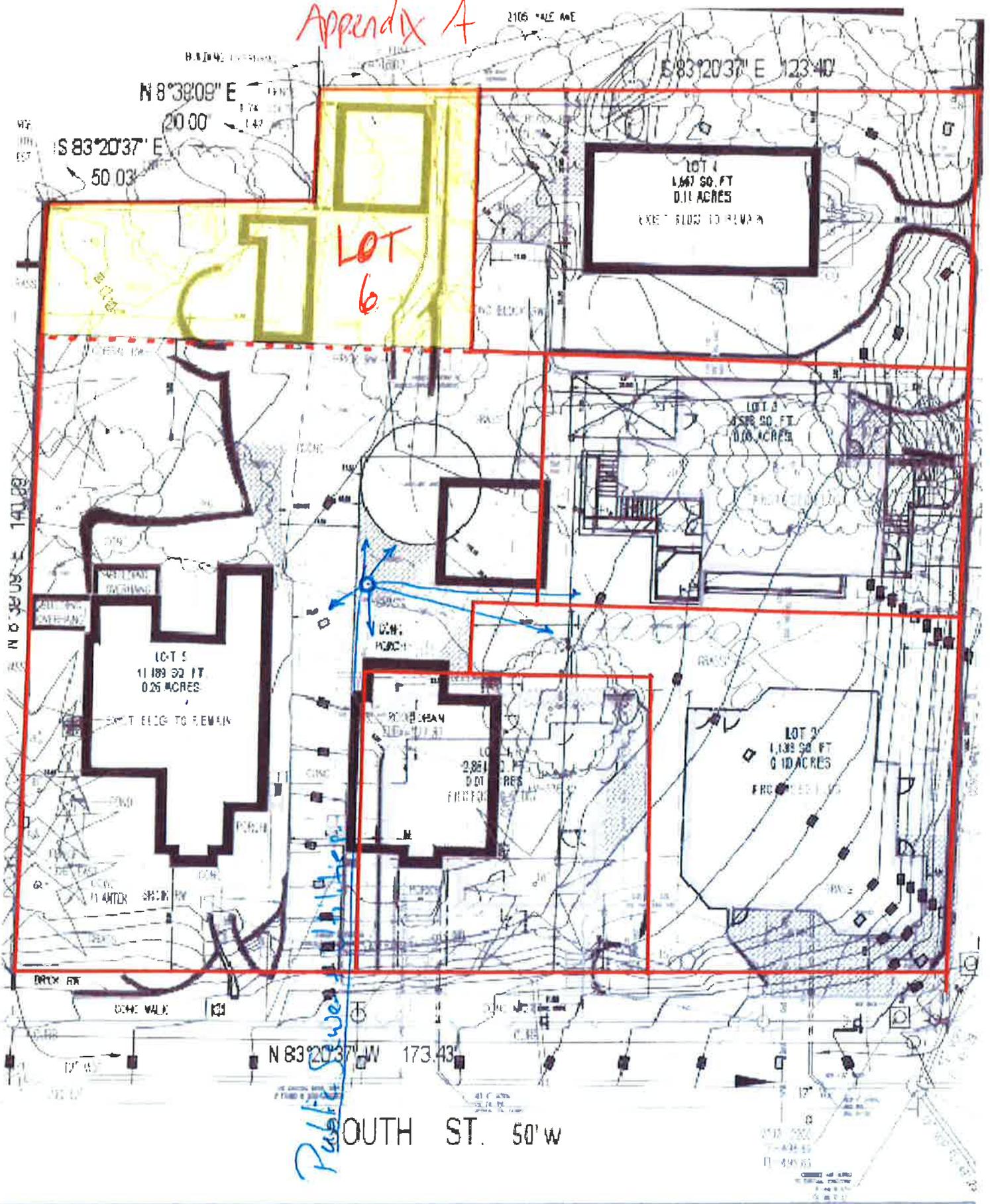
On January 28, 2014, the Maplewood City Council approved Planned Unit Development Ordinance #5724 for a blend of existing single family houses and proposed detached townhouses with low impact commercial uses at the corner of Yale Avenue and South Avenue. I've attached a copy of the staff report and approved Planned Unit Development Ordinance #5724 for your review. As part of the initial proposal, a nuisance structure was to be demolished and dilapidated structure on lot 5 was to be renovated. Both of these have issues have been addressed.

The petitioner's project is slowly moving along and the petitioner has 2 requests or amendments.

1. Create a new lot 6 (split lot 5) to separate the dilapidated structure that was repaired and converted to a loft unit and art studio common area (Appendix A).
2. Revise the structure footprint and setback for lot 1. The petitioner has a buyer for lot 1 and is modifying the proposed townhouse to be built for the buyer (Appendix B).

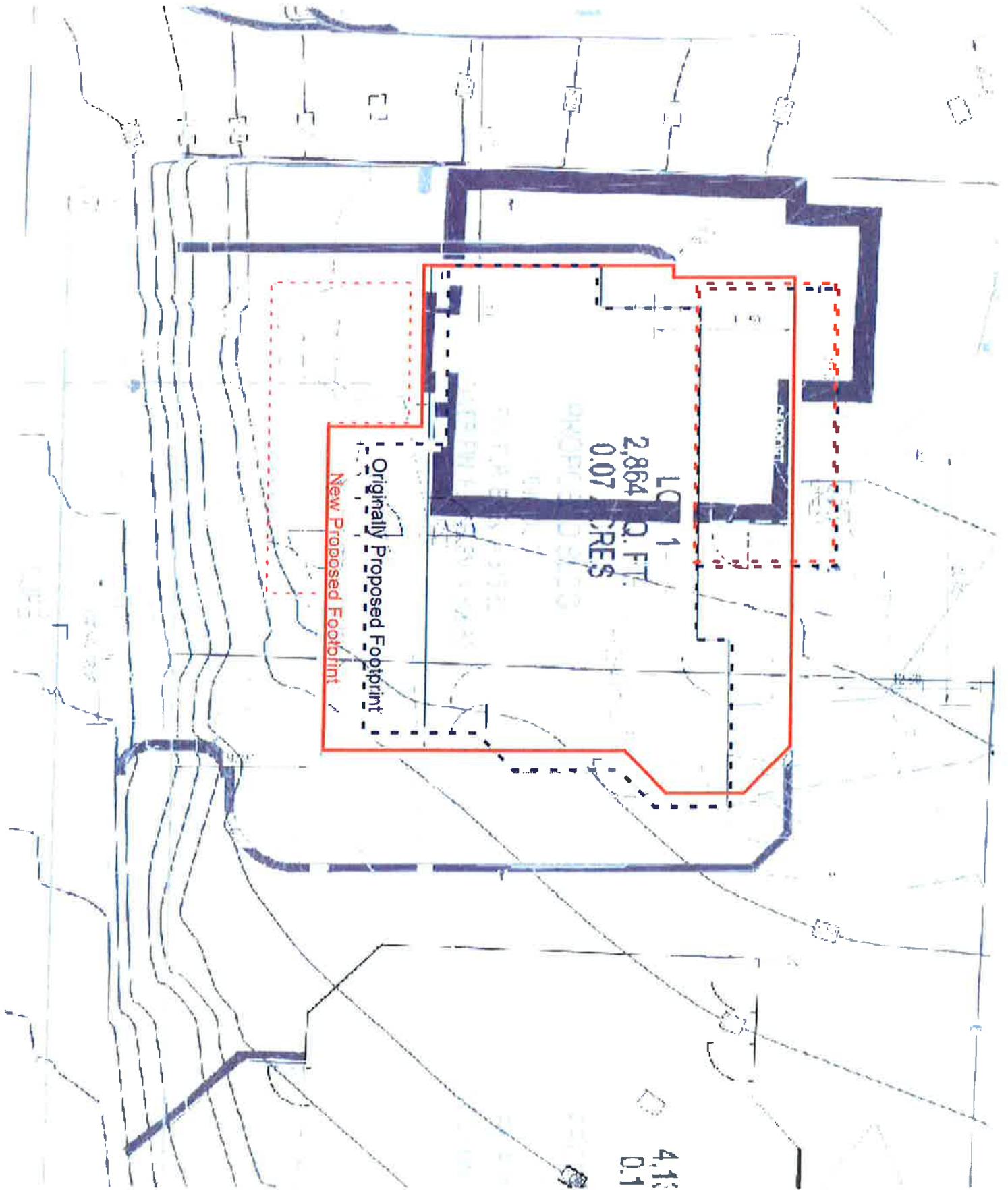
Please review the attached ordinance amending the aforementioned sections of the Planned Unit Development Ordinance # 5724 and note the petitioner is in the process of revising the original preliminary development plan which is why the "revised to" date in the attached ordinance is left blank. Staff will fill the date in once the plan is resubmitted prior to approval of the requested ordinance amendment. Please feel free to contact me if you have any questions, comments or concerns regarding this issue.

Appendix A



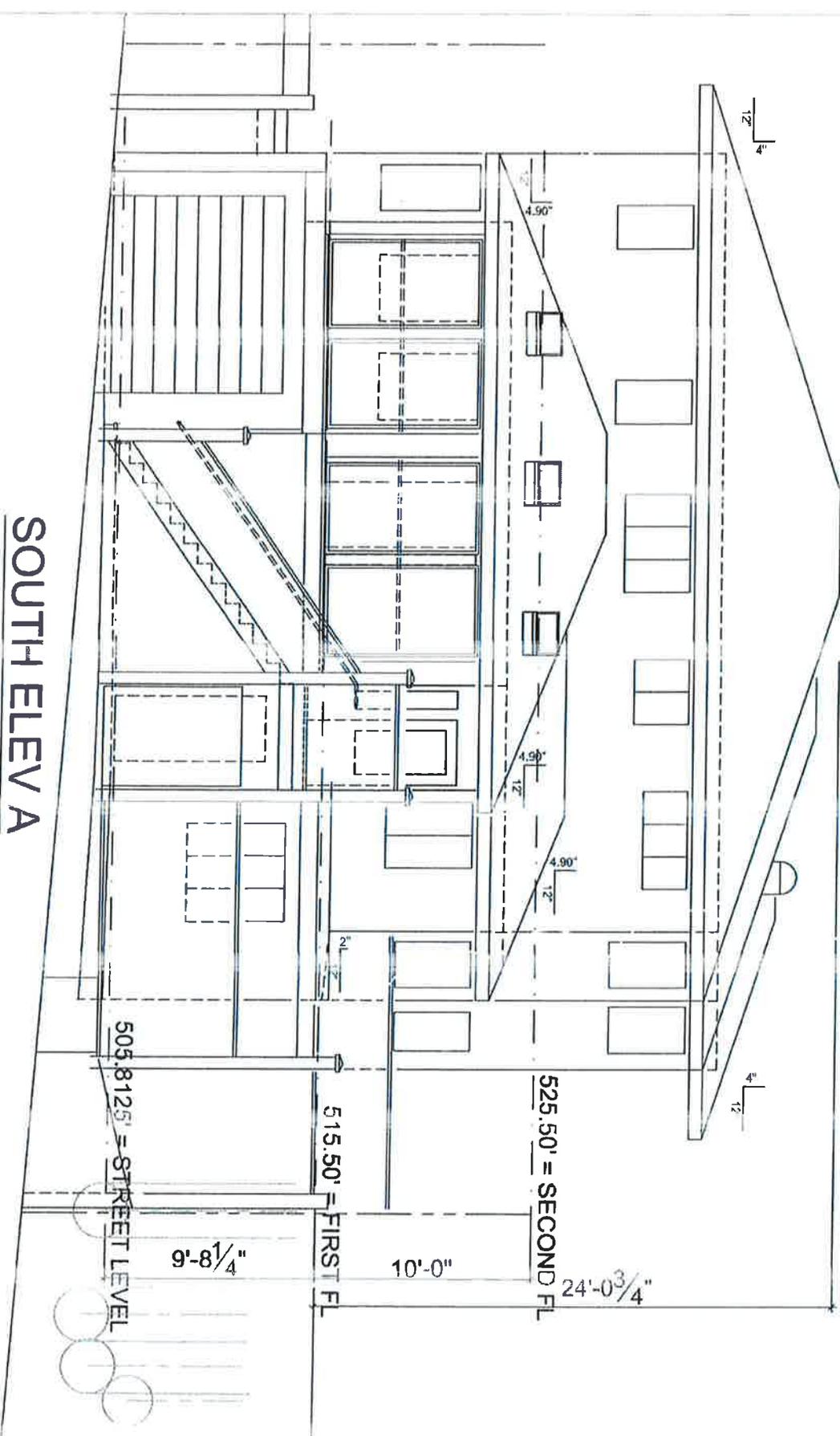
\* Option to divide Lot 5 into 5+6 → see above.  
 - Proposed for safety & organization of utilities.

# Appendix B





Lot 1 - South Elevation  
Versatile Earth Development



525.50' = SECOND FL

515.50' = FIRST FL

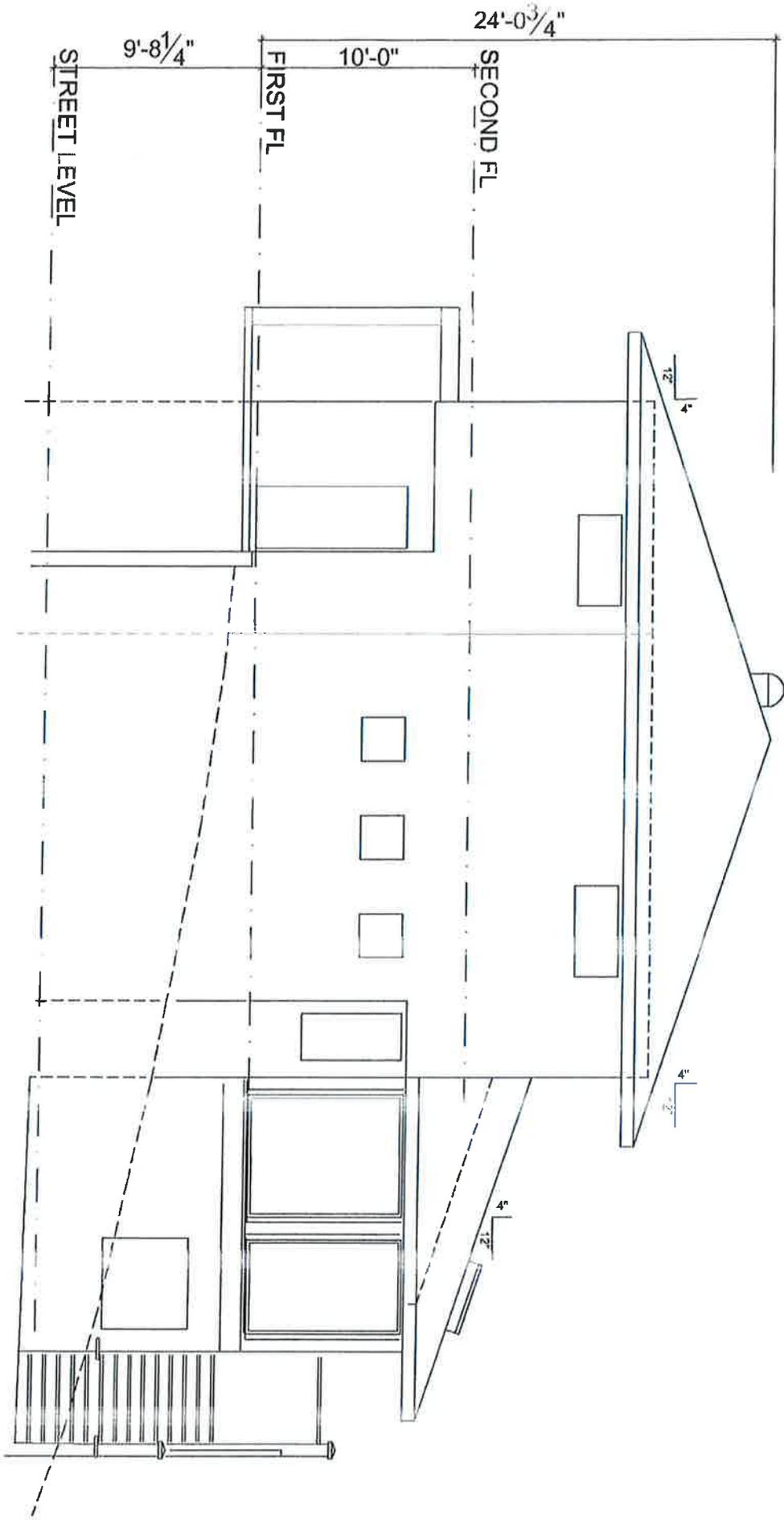
505.8125' = STREET LEVEL

24'-0<sup>3</sup>/<sub>4</sub>"

10'-0"

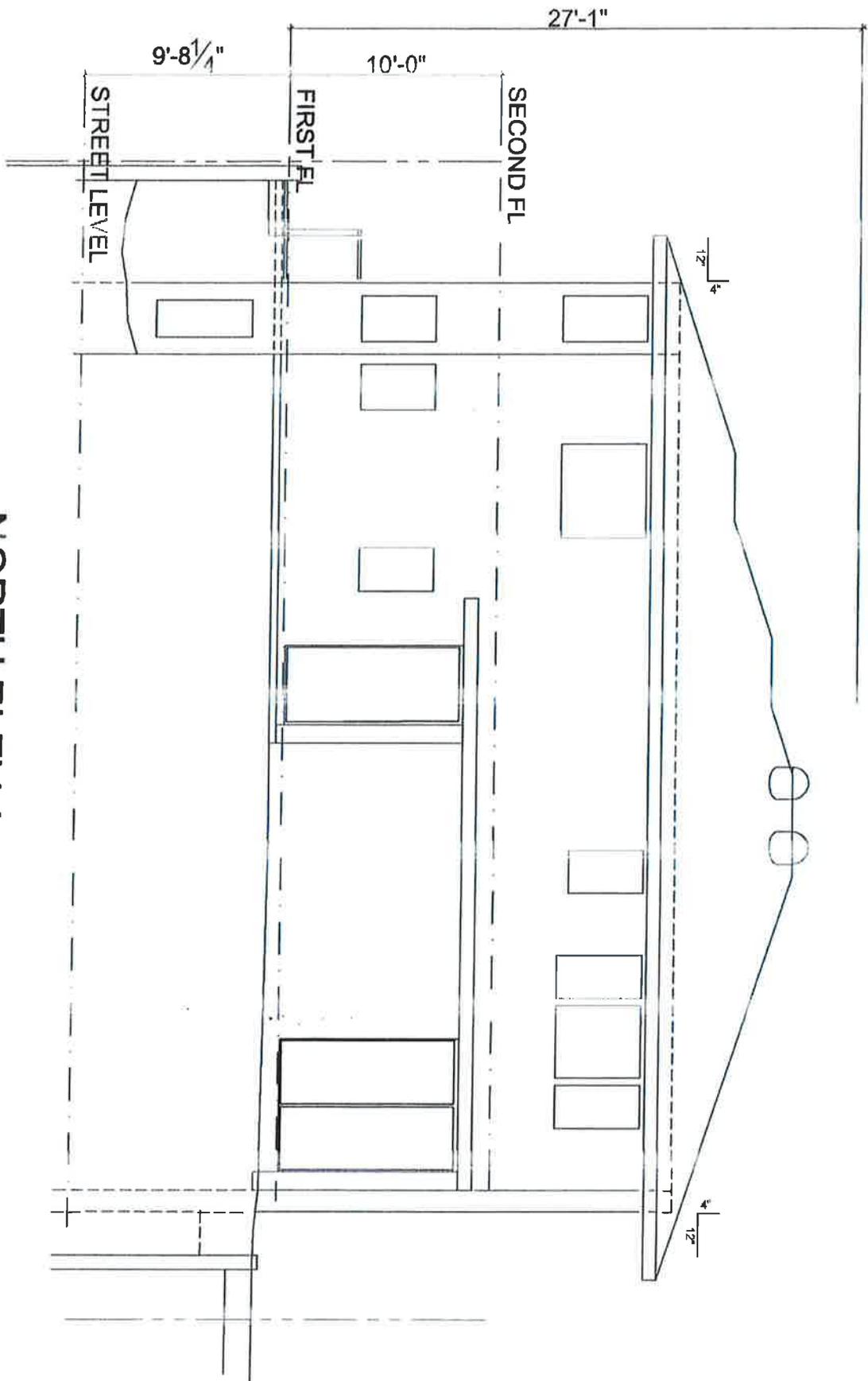
9'-8<sup>1</sup>/<sub>4</sub>"

**SOUTH ELEV A**  
**UNIT 1 - V 4.3.8.5.1 DRAFT**



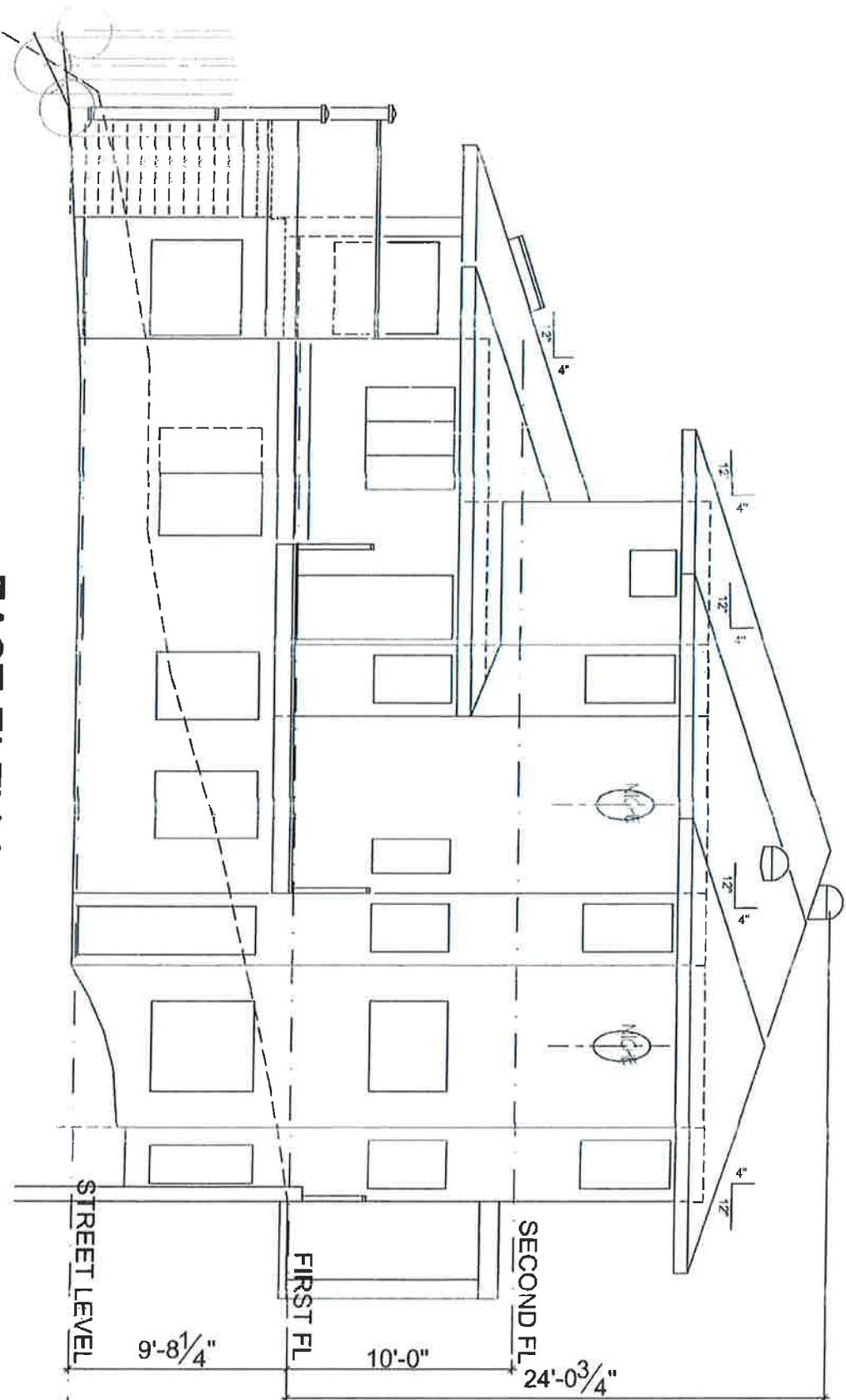
WEST ELEV A

UNIT 1 - V 4.3.8.5.1 DRAFT



NORTH ELEV A

UNIT 1 - V 4.3.8.5.1 DRAFT



**EAST ELEV A**

**UNIT 1 - V 4.3.8.5.1 DRAFT**

# INTEROFFICE MEMORANDUM



To: Plan Commission  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: November 25, 2013 *Initial Staff report*  
Subject: **Petition Number 2013-16**

Request by Michelle Brown of Versatile Earth to approve a planned unit development ordinance, a preliminary development plan and preliminary subdivision plat (which will rezone to PUD District) approximately 0.614 acres of land bounded on the north by 2105 Yale Avenue, on the east by 7119 South Street and on the south by South Street and on the east by Yale Avenue.

## BACKGROUND

1. **Existing Land Use:** There are currently four (4) lots in the proposed project area (the site), which is approximately 0.614 acres. The request will subdivide the existing four (4) lots and create a total of five (5) lots. The petitioner owns all 4 lots and currently lives at 7113 South Street (lot 5). To the east of 7113 South Street is 7109 South Street (lot 1), a nuisance single family house that the petitioner purchased and is in the process of demolishing. East of 7109 South Street is 2115 Yale Avenue (lot 2), a vacant lot at the corner of South Street and Yale Avenue. North of 2115 Yale Avenue will be the newly created lot 3 at 2113 Yale Avenue. North of 2113 Yale Avenue is an existing single family home at 2111 Yale Avenue (lot 4). All parcels are currently zoned "LR" Limited Residential District, a multi-family zoning district.
2. **Surrounding Land Use:** The north, south, east and west property lines abut multi-family properties. Also to the east across Bellevue Avenue is Yale Park.

## ZONING REQUEST

The petitioner, Michelle Brown of Versatile Earth, is requesting approval of a planned unit development ordinance for the site, preliminary development plan and preliminary subdivision plat (which will rezone to PUD District) for approximately 0.614 acres of land (see attached plat). The request will subdivide the existing four (4) parcels and create a total of five (5) parcels.

Approval of this request and the possible future approvals of the final development plan and final subdivision plan for the site, 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 and

allow for the construction of a three detached townhomes (lots 1, 2 and 3), two existing single family homes (Lot 4 and 5) and studio (existing garage on lot 5). The PUD ordinance would also allow for low impact or minimal square footage commercial uses along Yale Avenue within the newly constructed townhomes on lots 2 and 3.

## PLANNING AND ZONING ISSUES

1. **Proposed Uses:** The proposed PUD has a mix of existing single family residential uses, proposed detached townhouses that allow for an additional dwelling unit (two-family detached townhouses) and low impact commercial uses that generate little through the door foot traffic and are accessory in area to the principal residential uses for lots 2 and 3.

The existing and proposed residential uses are well suited for the neighborhood and would be less dense than what the current "LR" Limited Residential District multi-family zoning designation would allow. The proposed commercial uses would be consistent with uses allowed in the "NB" Neighborhood Business District and should have minimal impact on adjacent or surrounding properties. Additionally the petitioner, Michelle Brown, lives at 7113 South Street (Lot 5) and owns all properties in question so potential impact would most likely be confined to the owner of the property.

Lots 1, 2, 3 and 5 would have two (2) off street parking spaces, lot 4 which currently has no off street parking would have one (1) off street parking space. To the east is a Yale Park and to the south is an apartment complex with a large lot that accommodates the parking for the complex. Therefore there should be adequate on-street parking in front of the project area to accommodate any potential neighborhood business commercial uses.

2. **Project Location:** The site is well located and in need of redevelopment. Aside from the existing structures at 7113 South Street (lot 5) and 2111 Yale Avenue (lot 4) there is a nuisance structure (7109 South Street) and a vacant lot. This project could be a welcome addition to a neighborhood that has seen only minimal redevelopment or reinvestment in properties (when compared to other areas of town). The proposed redevelopment is also consistent with the surrounding neighborhood which has a mix of single family houses, multi-family units and neighborhood business commercial uses.
3. **Residential Buffers:** The proposed PUD ordinance does not have a transitional yard requirement for the existing single family homes or new townhomes. The adjacent properties to the south (large scale multi-family) and east (Yale Park) would not need to be buffered; in fact the proposed uses are less intense than the existing LR District zoning. The area of concern would be the existing garage that is part of lot 5 (west of lot 4) that will be converted into a new studio. A combination of sight-proof fencing and landscaping will be required along the open space west and north of this garage.

The planned unit development ordinance will also prohibit the effects of direct

lighting or glare on adjacent properties or rights-of-way. The ordinance will also establish a standard for foot candles on adjacent properties.

4. **Landscaping:** The planned unit development ordinance requires a landscaping plan be submitted for the review and approval of the zoning administrator. The City does not typically require landscaping plans for residential properties. Therefore, staff will not make the requirements very rigid. Should there be any concern as to the landscaping plan; the city will submit this plan to the city's landscape architect for review and approval.
5. **Parking/Loading/Trash Removal:** If trash dumpsters would be required for any potential commercial or residential uses, the dumpster must be screened with a sight-proof fence of wood or masonry construction and the location of the enclosure would be subject to the review and approval of the zoning administrator.

#### **FINDING:**

Staff recommends approval of the attached planned unit development ordinance, preliminary development plan and preliminary subdivision plan based on the following findings of fact.

- A. The project meets the purpose of and intent of planned districts by:
  - i. providing a means for encouraging ingenuity, imagination and flexibility within the proposed planned district.
  - ii. allowing potential conflicts with the surrounding neighborhood to be mitigated by specified setbacks, fencing and buffer.
  - iii. promoting flexibility within an existing site to meet changing market demands.
  - iv. providing a well-integrated setting for residential land uses and traditional neighborhood business commercial land uses.
- B. The proposed planned district will contribute to and promote the welfare and convenience of the public by providing townhomes and low impact neighborhood commercial uses to the surrounding area and should help stabilize the neighborhood and improve Maplewood's financial condition.
- C. The scale and intensity for the proposed uses, coupled with the required setbacks and buffers should be compatible with adjacent and surrounding public activity and residential uses.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING A PLANNED UNIT DEVELOPMENT DISTRICT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAT FOR APPROXIMATELY 0.614 ACRES OF LAND BOUNDED ON THE NORTH BY 2105 YALE AVENUE, ON THE WEST BY 7119 SOUTH STREET, ON THE SOUTH BY SOUTH STREET AND ON THE EAST BY YALE AVENUE.

WHEREAS, Versatile Earth Development requested rezoning to Planned Unit Development (PUD) District pursuant to Division 13 PUD Planned Unit Development District of the Zoning Ordinance for the property ("Property") identified on Exhibit A attached hereto and by reference made a part hereof, and submitted a preliminary development plan (the "Preliminary Development Plan"), including a preliminary subdivision plat (the "Preliminary Subdivision Plat"), copies of which are attached hereto as Exhibit B; and

WHEREAS, the Plan & Zoning Commission recommended approval of the PUD District and the Preliminary Development Plan on certain conditions at its December 2, 2013 meeting by a vote of 5 Ayes, 0 Nays, 1 Absent; and

WHEREAS, the City Council held a Public Hearing on January 14, 2014 regarding the proposed amendments to the zoning map and the Preliminary Development Plan.

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

**Section I.** Approval of PUD District and Preliminary Development Plan.

The rezoning of the Property to Planned Unit Development (PUD) District is granted on all the terms and conditions set forth in this ordinance and in the Preliminary Development Plan, which is incorporated herein by this reference. The Preliminary Development Plan and Preliminary Subdivision Plat are also hereby approved.

**Section II.** Uses:

A. Lot 1 - The following uses are permitted for the property.

1. Detached single family dwellings.
2. Attached two-family dwelling units.
3. Home occupations as provided in article III, division 3 of the zoning ordinance.
4. Accessory uses as provided in article III, division 4 of the zoning ordinance.

B. Lot 2 - The following uses are permitted for the property.

1. Detached single family dwellings.
2. Attached two-family dwelling units.
3. Home occupations as provided in article III, division 3 of the zoning ordinance.
4. Accessory uses as provided in article III, division 4 of the zoning ordinance.
5. Art studio/gallery.
6. Bakery.
7. Bookstore.
8. Café with maximum seating for twelve (12) persons.
9. Bike shop.
10. Retail clothing.
11. Florist.
12. Professional office.

13. Any use which, in the judgment of the plan and zoning commission, is similar to one or more of the above listed uses and which conforms with the intent and purpose of the district.
14. Conditional uses. The following uses shall be allowed as conditional uses in accordance with the procedures provided in article IV, division 6 of the zoning ordinance.
  - a. Music and dance instruction.
  - b. Massage and physical therapy services.
15. All of the above permitted and conditional uses must be on the ground level only and shall not exceed 500 square feet.

C. Lot 3 – The following uses are permitted for the property.

1. Detached single family dwellings.
2. Attached two-family dwelling units.
3. Home occupations as provided in article III, division 3 of the zoning ordinance.
4. Accessory uses as provided in article III, division 4 of the zoning ordinance.
5. Art studio/gallery.
6. Bakery.
7. Bookstore.
8. Café with maximum seating for twelve (12) persons.
9. Bike shop.
10. Retail clothing, miscellaneous goods.
11. Florist.
12. Professional office.
13. Any use which, in the judgment of the plan and zoning commission, is similar to one or more of the above listed uses and which conforms with the intent and purpose of the district.
14. Conditional uses. The following uses shall be allowed as conditional uses in accordance with the procedures provided in article IV, division 6 of the zoning ordinance.
  - a. Music and dance instruction.
  - b. Massage and physical therapy services.
15. All of the above permitted and conditional uses must be on the ground level only and shall not exceed 500 square feet.

D. Lot 4 – The following uses are permitted for the property.

1. Detached single family dwellings.
2. Attached two-family dwelling units.
3. Home occupations as provided in article III, division 3 of the zoning ordinance.
4. Accessory uses as provided in article III, division 4 of the zoning ordinance.

E. Lot 5 – The following uses are permitted for the property.

1. Detached single family dwellings.
2. Attached two-family dwelling units.

3. Art studio/gallery for no more than four (4) people in the detached accessory structure to the north of lot 5. Evidence of employee (gallery users) count shall be furnished to the City Clerk annually as part of the studio's business license renewal process.
4. Home occupations as provided in article III, division 3 of the zoning ordinance.
5. Accessory uses as provided in article III, division 4 of the zoning ordinance.

**Section III. Use Regulations, Conditions and Standards:**

A. Building Height - No building shall exceed a height of thirty-five (35) feet.

B. Building Setbacks - No building shall be located within the following setbacks:

1. Right-of-Way Setback (South Street) - not less than six (6) feet.
2. Right-of-Way Setback (Yale Avenue) - not less than five (5) feet.
3. Setbacks for existing structures shall remain as per the preliminary development plan prepared by Frontenac Engineering dated 10/22/13 and identified as Exhibit A.
4. Side and rear setbacks for newly created structures (lot 1, 2 and 3) shall be as per the preliminary development plan prepared by Frontenac Engineering dated 10/22/13 and identified as Exhibit A.
5. Transitional Yard: When a PUD is located adjacent to any residential district, a transitional yard buffer having a minimum width of five (5) feet along the exterior property line shall be retained in natural woods; or planted and maintained with evergreens not less than six (6) feet in height at the time of planting and reaching a mature height of not less than ten (10) feet. The Zoning Administrator may also require that a sight proof fence of wood or vinyl construction be erected. The location, type (wood or vinyl) and height of the sight proof privacy fence shall be determined by the Zoning Administrator. The Plan and Zoning Commission and/or Zoning Administrator may approve some other arrangement of plantings, earth berms and/or walls or fencing if such an arrangement meets the intent of this requirement.

The transitional yard setback may be waived or reduced for existing structures within the proposed PUD and will not be required if a commercial use within any structure (new or existing) is more than twenty (20) feet from an adjacent residential district.

A studio use is considered a commercial use and would require screening, subject to the review and approval of the Plan and Zoning Commission and/or Zoning Administrator, should the aforementioned conditions exist.

6. The requirements regarding building setbacks shall not apply to essential related uses (i.e., trash dumpsters).

C. Parking - Lot 1, 2, 3 and 5 shall have a minimum of two (2) off-street parking spaces. Lot 4 shall have one (1) off-street parking space.

D. Common Access Drive - An easement for a common access drive shall be provided via one (1) curb cut along South Street. The drive aisle shall be a minimum of sixteen (16) feet wide.

E. Lighting Requirements

1. Lighting shall be designed in accordance with Illuminating Engineering Society standards and maintained so that the effects of direct lighting or glare on adjacent properties are prohibited.
2. The Director of Public Works may require the review of the lighting plan by a certified lighting engineer to be chosen by the City. The applicant shall incur all costs of plan review by said lighting engineer.

F. Stormwater and Sanitary Sewers

1. Adequate provisions shall be made for the disposal of stormwater in accordance with the specifications and standards of the Metropolitan St. Louis Sewer District and the City of Maplewood.
2. All stormwater shall be discharged at an adequate natural discharge point.

3. Sanitary sewer facilities shall be provided in accordance with the requirements of the Metropolitan St. Louis Sewer District and the City of Maplewood.

G. Sign Requirements – All new signs shall be erected in accordance with the preliminary development plan subject to the reviewed and approval of the Design and Review Board.

H. Landscape Plan

1. A landscape plan shall be prepared by the applicant for the review and approval of the City of Maplewood.
  2. The landscaping at all entrances shall be modified as directed by the Director of Public Works to insure that adequate sight distance is provided at the intersection.
  3. Replanting and replacement of existing plant materials must be made on an annual basis as needed.
  4. The Public Works Director may require the review of said plan by a certified landscape architect to be chosen by the City. The applicant shall incur all costs of plan review by said landscape architect.
- I. Outdoor Storage, Display and Sales Areas – All outdoor trash receptacles shall be located as per the approved site plan. All trash receptacles must be screened from public view with a minimum six-foot high fence of wood or masonry construction, plantings or other material deemed acceptable by the Zoning Administrator.

Section IV. Parking & Loading:

1. Parking Stalls shall be a minimum of 9' X 19'.
2. The internal two-way drive aisle shall be a minimum of sixteen (16) feet in width.

Section V. Timing.

A Final Development Plan shall be submitted within eighteen (18) months of the passage of this Ordinance.

Section VI. Exterior Building Materials Including Solar Panels.

Building materials and/or solar panel equipment must receive the approval of the Design and Review Board. Deviation from the requirements of the masonry and/or solar ordinance shall be subject to the review and approval of the Design and Review Board.

Section VII. Miscellaneous:

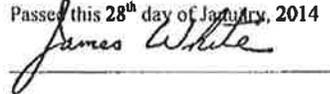
1. Every use, activity, process or operation on the site shall comply with the environmental performance standards prescribed in Sec. 56-448 (c) of the City of Maplewood Zoning Code.
2. The storage of flammable materials on site is subject to the review and approval of the Maplewood Fire Marshal.
3. All new retaining walls installed on the site shall be constructed of decorative, masonry block such as Versalok, Keystone, Allenblock, or similar material. The Director of Public Works in instances may approve reinforced concrete walls where there are site limitations that are not conducive to and/or prohibit the type of installations noted.

Section VIII. Adherence to Plan; Guarantee of Improvements.

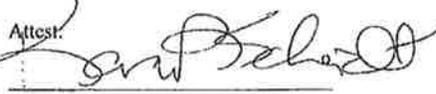
In addition to the requirements of the Subdivision Ordinance, no building permits, or permits authorizing the occupancy or use of a building, facility, commercial establishment or service concern may be issued until required improvements under the jurisdiction of the City of Maplewood are constructed or a performance bond, escrow, or other acceptable instrument is posted covering their estimated cost as determined by the Public Works Director. Required improvements under the jurisdiction of the City of Maplewood shall include, but not be limited to, streets, sidewalks, sanitary and storm sewers, street lights and street trees. If the Property is developed in sections, the requirement shall also apply to all major improvements necessary to the proper operation and function of the section in question, even though such improvements may be located outside of the section in question. This ordinance adopting PUD zoning and the final development plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses.

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

Passed this 28<sup>th</sup> day of January, 2014

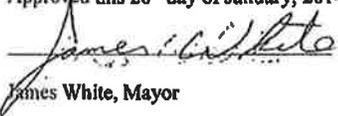


James White, Mayor

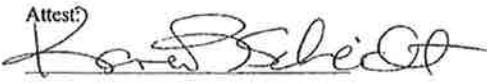
Attest:  


Karen Scheidt, Acting City Clerk

Approved this 28<sup>th</sup> day of January, 2014



James White, Mayor

Attest:  


Karen Scheidt, Acting City Clerk



Yale and South Intersection (NW)

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NO. 5724 TO MODIFY THE STRUCTURE SETBACKS FOR LOT 1 OF THE PLANNED UNIT DEVELOPMENT AND CREATE A NEW LOT 6

WHEREAS, Planned Unit Development Ordinance No. 5724 was approved by the Maplewood City Council on January 28, 2014; and

WHEREAS, the footprint for the proposed structure on lot 1 has changed due to a buyer's request; and

WHEREAS, lot 5 will be split into a revised lot 5 and newly created lot 6; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their November 7, 2016 meeting by a vote of 6 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on the amendment at their December 13, 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. 5724, is hereby amended by amending Section II. Uses, by adding the following text.

F. Lot 6 – The following uses are permitted for the property.

1. Detached single family dwellings.
2. Art studio/gallery for no more than four (4) people in the existing structure to the north of lot 6. Evidence of employee (gallery users) count shall be furnished to the City Clerk annually as part of the studio's business license renewal process.
3. Home occupations as provided in article III., division 3 of the zoning ordinance.
4. Accessory uses as provided in article III., division 4 of the zoning ordinance.

Section II. Planned Unit Development Ordinance No. 5724, is hereby amended by deleting the text in Section III. Use Regulations, Conditions and Standards: B. Building Setbacks, 4. and replacing it with the following text in its stead.

4. Side and rear setbacks for newly created structures (lot 1, 2 and 3) shall be as per the preliminary plan prepared by Frontenac Engineering dated 10/22/13, revised to ( / / ) and identified as Exhibit A.

Section II. Planned Unit Development Ordinance No. 5724, is hereby amended by deleting the following text in Section II. Uses, E. Lot 5.

3. Art studio/gallery for no more than four (4) people in the existing structure to the north of lot 6. Evidence of employee (gallery users) count shall be furnished to the City Clerk annually as part of the studio's business license renewal process.

Section III. 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, City Clerk

Passed this    day of                    , 2016

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

Attest:

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

# INTEROFFICE MEMORANDUM

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To: Planning Commission  
From: Anthony Traxler, Assistant City Manager/Director of Public Works  
Date: November 8, 2016  
Subject: Petition Number #2016-31- Request for a Conditional Use Permit to Operate a Short Term Rental– 7113 South Street

## BACKGROUND

The subject property, 7113 South Street is an 1,800 square foot, three-bedroom single family home that was built in 1900. The site has a driveway, detached garage and large paved area to the rear of the home. The owner of this house, Michele Jainakoplos is the developer of the planned unit development at South Street and Yale Avenue. This item was added by the Plan Commission as part of the prior petition #2016-30 at their November 7, 2016 meeting.

On October 13, 2015, the City Council approved ordinances #5784 and #5785 which allowed for short term vacation rentals in the SR Single Family Residential district with a conditional use permit. Copies of the ordinances are attached.

## ZONING REQUEST

The petitioner, Michele Jainakoplos, is requesting a Conditional Use Permit on the subject property to allow short-term rentals.

Approval of this request, 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 house is located a planned development that allows for single family residential district uses. Therefore, short term rentals are allowed with a conditional use permit provided they meet all requirements in the attached ordinance #5785. The petitioner has copies of these requirements and has indicated meeting these requirements will not be an issue.
2. **Parking:** The site has a driveway on the east side of the structure, a two-car detached garage and large parking area to the rear of the site. The site could fit numerous vehicles and parking

should not be an issue.

3. **Impact to Adjacent Properties:** The proposed use should not significantly impact adjacent and surrounding properties. This house has more off-street parking than most homes in Maplewood. The house is located within a planned development that has a shared art studio and the future construction of a townhouse is planned immediately to the east of the house. The surrounding neighborhood consists predominately of large scale multi-family apartments.

### **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 should be compatible with adjacent and surrounding properties.
- 2) Off-street parking is available on-site.
- 3) The proposed conditional use, at the above location, will contribute to and promote the welfare and convenience of the public by providing short term rental units in the community and surrounding area.

City of Maplewood, Missouri  
Application for Conditional Use Permit



**Applicant Information:**

Name: Michele Gianakopoulos  
Contact Address/Phone: 214.610.2529

**Proposed Business Information:**

Proposed Business Name: Versatile Earth - Short Term Vacation Rental  
Address of Proposed Maplewood Location: 7113 South 4 St.  
Address of Existing Location (if Applicable): 9  
Description of Business Activity: short term vacation rental

Anticipated Hours of Operation: ? Anticipated Number of Employees: \_\_\_\_\_

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

Michele Gianakopoulos  
Signed this 24 day of October, 2016

**Property Information:**

Property Owner Name: Same as above  
Property Owner Address/Phone: \_\_\_\_\_  
Intended Use of Property: \_\_\_\_\_

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

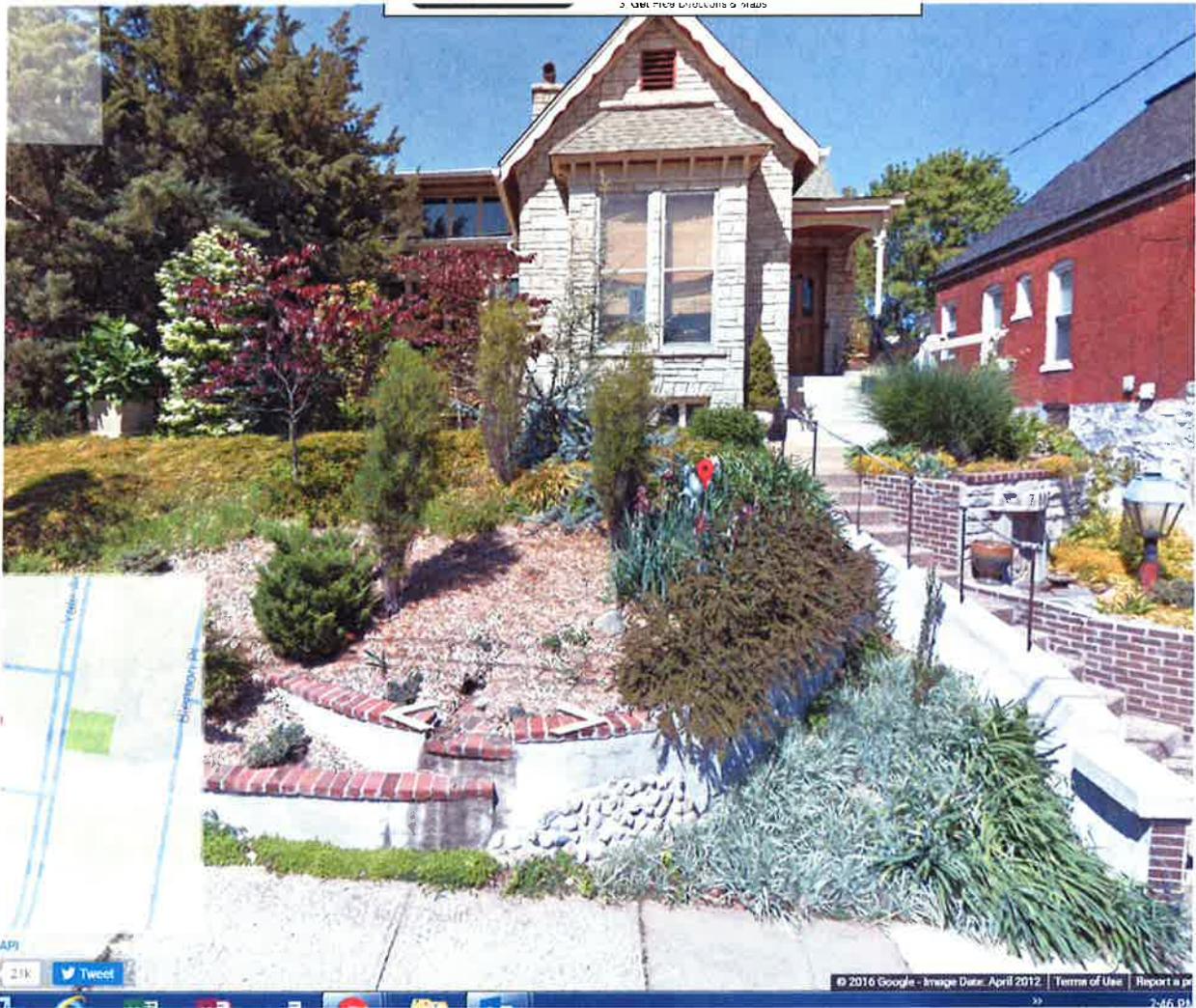
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\*\*\*\*\*

**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



7113 South Street

**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.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION 56-72 SR SINGLE FAMILY RESIDENTIAL DISTRICT PERMITTED USES TO ALLOW SHORT TERM VACATION RENTALS IN THE SR DISTRICT AS A CONDITIONAL USE.

WHEREAS, the Plan and Zoning Commission recommended approval by a vote of 6 ayes, 0 nays of the amendment to the SR District at their July 6, 2015 meeting; and

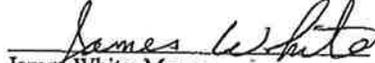
WHEREAS, the City Council held a public hearing on October 13, 2015 regarding the proposed amendment to the SR District.

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

Section I. Section 56-72, Permitted Uses, (4) Conditional Uses, is hereby amended by adding a new subsection (e) Short term vacation rentals that meet the requirements of article XIII, division 3, sections 14-800 to 14-804, short term vacation rentals of the city code.

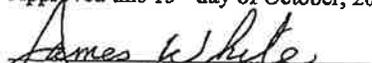
Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

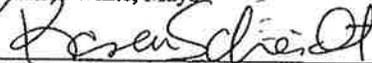
Passed this 13<sup>th</sup> day of October, 2015

  
James White, Mayor

Attest:   
Karen Scheidt, Acting City Clerk

Approved this 13<sup>th</sup> day of October, 2015

  
James White, Mayor

Attest:   
Karen Scheidt, Acting City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 14, BUSINESS AND BUSINESS REGULATIONS, BY ADDING ARTICLE XIII, DIVISION 3, SECTIONS 14-800 TO 14-804, SHORT TERM VACATION RENTALS, ESTABLISHING REGULATIONS GOVERNING SHORT TERM VACATION RENTALS.

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

Section I. Ordinance 5573, as amended, Chapter 14, Business and business regulations, is hereby amended by adding the following:

Section 14-800 Purpose:

- A. The purpose of this chapter is to establish regulations for short term vacation rentals in order to safeguard the peace, safety and general welfare of neighborhoods within the City of Maplewood by minimizing negative secondary affects related to short term vacation rentals including excessive noise, disorderly conduct, illegal parking, overcrowding, and excessive accumulation of refuse.
- B. This chapter is not intended to provide any owner of residential property with the right or privilege to violate any deed restriction or private conditions, governance or restrictions applicable to the property's owner that may prohibit the use of such owner's residential property for short term vacation rentals as defined in this chapter. Short term vacation rentals are not permitted in dwelling units that have deed restrictions for affordable housing purposes or other city imposed conditions of approval or restrictions would prohibit the use of such dwelling as a short term vacation rental as defined herein.

Section 14-801 Definitions:

- A. *Owner* means the person or entity that holds legal and equitable title to a short term vacation rental property and who resides there as the legal residence of such person.
- B. *Owner occupied* means the owner (or person controlling any entity that is the owner) resides in said short term vacation rental property as the owner's (or such controlling person's) legal residence.
- C. *Short term vacation rental* means a rental of any legally permitted dwelling unit, or a portion of such a legally permitted dwelling unit, located in a single family zoning district as defined by Section 56-71 to 56-73 of this code for a period of less than 30 consecutive calendar days, in compliance with the terms of this Ordinance Sections 14-800 to 14-804.
- D. *Short term vacation rental property* means the property in which a short term vacation rental is located.
- E. *Transient* means any person who occupies any rooms or accommodations within a short term vacation rental property for a period of less than thirty (30) continuous days.

Section 14-802 Short Term Vacation Rentals:

- A. Short term vacation rentals shall be permitted only in owner occupied single family residences within the SR Single Family Residential Zoning District and as permitted as provided in the zoning ordinance.
- B. Short term vacation rentals shall be subject to and shall comply with all requirements of the city and state building, fire, safety and occupancy codes and limits.
- C. The owner of the short term vacation rental shall spend the night on-site at the short term vacation rental property at all times during the term of any short term vacation rental.
- D. Not more than two (2) rooms in any dwelling unit may be rented at the same time as a short term vacation rental.
- E. The owner of any short term vacation rental shall be required to apply for and obtain a short term vacation rental permit and business license from the city before renting or advertising the availability of the short term vacation rental.
- F. A short term vacation rental permit shall be valid from July 1 and shall expire on the following June 30.
- G. Obtaining and renewing a short term vacation rental permit: The owner of the short term vacation rental property shall adhere to the following conditions and shall submit the following information on a short term vacation rental permit application form provided by the city, which shall include, at a minimum, the following information:

- (1) The name, address and telephone number of the owner of the short term vacation rental property.
  - (2) Such other information as the city manager or designee deems reasonably necessary to administer this chapter.
- H. Any false statements or false information provided in the application for a short term vacation rental permit shall be grounds for denial of permit, permit revocation or imposition of penalties as outlined in this Code of Ordinances.
- I. A short term vacation rental permit application shall be denied if the owner has had a short term vacation rental permit revoked within the past twelve (12) months for the same or other short term vacation rental property. If a short term vacation rental permit is revoked twice, no short term vacation rental permit shall subsequently be issued for such owner or such short term vacation rental property.
- J. Operational requirement: The owner shall use reasonable, prudent business practices to insure that the short term vacation rental property is used in a manner that complies with all applicable laws, rules and regulations pertaining to the use and occupancy of the short term vacation rental property.
- K. The name, address and telephone number of a local contact person who shall be available 24 hours per day, 7 days per week, for the purpose of responding within 45 minutes to complaints regarding the condition, operation or conduct of occupants of the short term vacation rental unit or their guests, shall at all times be kept on file with the city.
- L. The owner shall post the short term vacation rental permit on the exterior of the short term vacation rental property within plain view for the general public with a 24 hours a day, 7 days a week local contact phone number for complaints. The permit shall be between 8 ½" by 11" and 4" by 5" in size and shall be displayed at all times that the short term vacation rental property is being used for a short term vacation rental.
- M. The owner or local contact shall upon notification that any Transient, occupant or guest of the short term vacation rental property has created unreasonable noise or disturbances, engaged in disorderly conduct or committed violation of any applicable law, rule or regulations pertaining to the use and occupancy of the short term vacation rental property, respond in a timely and appropriate manner to immediately halt or prevent reoccurrence of such conduct. Failure of the owner or local contact to respond to such calls or complaints regarding the condition, operation or conduct of the occupants and/or guests of a short term vacation rental in a timely and appropriate manner shall be grounds for revocation of the short term vacation rental permit and shall subject the owner to all administrative, legal and equitable remedies available to the city.
- N. The owner or local contact shall use reasonably prudent business practices to insure that the occupants and/or guests of the short term rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct or violate any applicable law, rule or regulation pertaining to the use and occupancy of the subject short term vacation rental property.
- O. No amplified or reproduced sound shall be used outside or audible from the property line of any short term vacation rental property between the hours of 10:00 p.m. and 10:00 a.m.
- P. Prior to rental of a short term vacation rental property, the owner shall:
- (1) Obtain the contact information of all Transients, including the name, permanent address, telephone number and emergency contact for each person to occupy the short term rental vacation property.
  - (2) Require the Transient to execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants or guests of the short term vacation rental unit with all applicable laws, rules and regulations pertaining to the use and occupancy of the short term vacation rental unit.
  - (3) Information required in Items (1) and (2) above shall be maintained by the owner for a period of three (3) years and shall be made available upon request to any officer of the city responsible for the enforcement of any provision of the municipal code or any applicable law, rule or regulation pertaining to the use and occupancy of the short term vacation rental property.
  - (4) On-site parking shall be allowed on approved driveway, garage and/or carport areas only.
  - (5) The number of occupants allowed to occupy any short term vacation rental property shall be limited to two (2) people per bedroom and no more than two (2) bedrooms within any short term vacation rental property shall be rented at the same time.
  - (6) The City Manager or designee shall have the authority to impose additional conditions on the use of any short term vacation rental property to insure that any potential secondary affects unique to the subject short term vacation rental unit are avoided or adequately mitigated.

- Q. The owner shall post the current short term vacation rental permit number on or in any advertisement appearing in any written publication or any website that promotes the availability or existence of a short term vacation rental property.

Section 14-803 Permit Procedure:

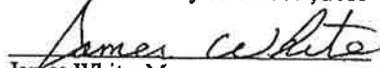
- A. Upon receiving an application for a permit for a short term vacation rental property that complies with the provisions of this chapter, the residents within 200 feet of the property lines of the subject property shall be notified of the application for short term vacation rental permit.
- B. The fee for a short term vacation rental permit shall be \$75 annually.

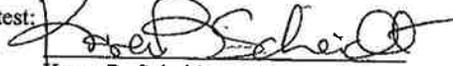
Section 14-804 Penalties and Enforcement:

- A. Upon request by the City Manager or designee, owners shall provide access to the short term vacation rental property and to any records related to the use and occupancy of the short term vacation rental property during normal business hours for the purpose of determining compliance with this chapter.
- B. Any person violating any of the provisions in this chapter shall be deemed guilty of a misdemeanor punishable pursuant to Section 1-11, General Penalty; Continuing Violations.
- C. In addition to any penalty imposed pursuant to Section 1-11 of this code, the City Manager or his designee may impose additional conditions on the use of any short term vacation rental permit pursuant to Section (P) (6) - Permits.
- D. Except as otherwise expressly provided in Sections 14-800 to 14-804, enforcement of Sections 14-800 to 14-804 is at the sole discretion of the city. Nothing in this chapter shall create a right of action on any person against the city or its agents for damages or to compel public enforcement of the provisions of Sections 14-800 and 14-804 against private parties.
- E. Pursuant to Chapter 1-11(c) of this code, each and every day during any portion of which a violation of this code or any other ordinance of this city is committed, continued or permitted, shall be a separate offense.

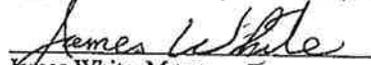
Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 13<sup>th</sup> day of October, 2015

  
James White, Mayor

Attest:   
Karen R. Scheidt, Acting City Clerk

Approved this 13<sup>th</sup> day of October, 2015

  
James White, Mayor

Attest:   
Karen R. Scheidt, Acting City Clerk

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO MICHELE JAINAKOPLOS TO ALLOW SHORT TERM RENTALS AT 7113 SOUTH STREET

WHEREAS, Michele Jainakoplos 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 at 7113 South Street subject to City of Maplewood ordinances #5784 and #5785; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their November 7, 2016, 2016 meeting by a vote of 6 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their December 13, 2016 Council meeting.

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

Section I. Michele Jainakoplos is hereby granted a Conditional Use Permit to allow short term rentals at 7113 South Street.

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 Section II. E. for Lot 5 (7113 South Street) of Planned Unit Development District Ordinance #5724.
  - 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

# INTEROFFICE MEMORANDUM

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TO: Mayor & City Council

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

DATE: November 18, 2016

RE: Sewer Lateral Transfer

The Sewer Lateral fund has run out of money and I am requesting that \$18,000 from the unappropriated fund balance of the General Fund be transferred to the Sewer Lateral fund to pay for recently completed emergency repairs (standing sewage and/or inability to utilize the lateral without backups). As the sewer lateral monies come into the city, the General Fund will eventually be repaid.

The alternative to this transfer is to stop doing sewer lateral repairs until the city begins receiving funds. I do not believe that is an acceptable alternative for our residents.

If you have any questions, comments or concerns on this matter, please do not hesitate contact me at 646-3635.

**BILL NO.**

**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROPRIATING/TRANSFERRING EIGHTEEN THOUSAND DOLLARS (\$18,000) FROM THE UNAPPROPRIATED FUND BALANCE OF THE GENERAL FUND TO THE FOLLOWING SEWER LATERAL FUND ACCOUNTS: 2900-00-50330 REPAIRS/MAINTENANCE AND 2900-00-60460 REPAIRS/MAINTENANCE.

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

Section I. Eighteen thousand dollars (\$18,000) is hereby appropriated/transferred from the unappropriated fund balance of the General Fund to the following Sewer Lateral Fund accounts: 2900-00-50330 Repair/Maintenance and 2900-00-60460 Repairs/Maintenance.

Section II. The City Manager hereby certifies that eighteen thousand dollars (\$18,000) is hereby available for appropriation in the unappropriated General Fund balance.

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

Passed this 13<sup>th</sup> day of December, 2016

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

Attest:

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

Approved this 13<sup>th</sup> day of December, 2016

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

Attest:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING THE FINAL BUDGET FOR THE CITY OF MAPLEWOOD, MISSOURI, FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 THROUGH JUNE 30, 2015.

WHEREAS, the Charter of the City of Maplewood, Missouri, requires the submission of a budget with an accompanying message to the City Council for each fiscal year beginning July 1 by the City Manager; and

WHEREAS, the City Manager has submitted to the Council a budget as required covering the fiscal year beginning July 1, 2014, through June 30, 2015; and

WHEREAS, a public hearing was conducted on the budget by the City Council after appropriate public notice on July 8, 2014, at 7:30 p.m. in the City Council Chambers.

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

Section 1. The final budget, as submitted below, is hereby approved and adopted for the fiscal year beginning July 1, 2014, through June 30, 2015.

APPROPRIATIONS:

	BUDGET	ACTUAL
GENERAL GOVERNMENT		
Legislative Department	\$ 66,454	\$ 35,789
Executive Department	\$ 2,152,431	1,445,722
Legal Department	\$ 665,832	514,304
TOTAL GENERAL GOVERNMENT:	\$ 2,884,717	1,995,815
PUBLIC SAFETY		
Police Department	\$ 3,764,153	3,634,575
Fire Department	\$ 1,830,990	1,708,107
TOTAL PUBLIC SAFETY:	\$ 5,595,143	5,342,682
PUBLIC WORKS		
Public Works Department	\$ 1,963,346	1,745,827
TOTAL GENERAL FUND:	\$10,443,206	9,084,324
Policemen's & Firemen's Retirement	\$ 1,863,042	1,757,555
Special Business District	\$ 157,500	135,060
South Big Bend Special Allocation Fund	\$ -0-	-0-
Deer Creek Special Allocation Fund	\$ -0-	-0-
Hanley Road Special Allocation Fund	\$ 1,000,000	983,459
1/2 Cent Capital Improvements Fund	\$ 2,836,050	2,048,306
1/2 Cent Parks Improvements Fund	\$ 1,312,669	1,143,381

Sewer Lateral Fund	\$ 114,000	102,483
Police Asset Sharing	\$ 35,000	28,925
1/4 Cent Fire Sales Tax	\$ 660,965	606,101
Solid Waste Disposal	\$ 541,000	524,290
Cambridge Commons	\$ 120,000	76,943
Deer Creek Development	\$ -0-	705,195
Fire House Bond Project	\$ -0-	366,859
<b>TOTAL ALL FUNDS:</b>	<b>\$19,083,432</b>	<b>\$17,562,881</b>

Section 2. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this      day of

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

Attest:

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

Approved this      day of

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

Attest:

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