



WHERE COMMUNITY AND SPIRIT MEET®

**KIRKWOOD CITY COUNCIL
KIRKWOOD CITY HALL
SEPTEMBER 21, 2017
7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, September 21, 2017, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were Mayor Griffin, Council Members Duwe, Edman, Luetzow, Ward, and Zimmer. Also in attendance were Assistant Chief Administrative Officer Georgia Ragland, and City Attorney John Hessel. Council Member Sears, Chief Administrative Officer Russell Hawes, and City Clerk Betty Montañó were absent and excused.

**PRESENTATIONS
NONE**

INTRODUCTIONS AND RECOGNITIONS

Chief Murphy introduced the newly promoted Police Captain Scott Bailey and Lieutenant Doug Raymond.

PUBLIC HEARINGS

Public Hearing #1

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for a Site Plan Review to remodel and expand the existing building at 204 South Clay Avenue and demolish the adjacent building at 142 West Madison to expand the parking lot (The Dental Suite). Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on August 23, 2017, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on August 25, 2017, as Exhibit 2; an aerial view map showing the subject property and the properties that were notified of the hearing, as Exhibit 3; a list of property owners who were sent notice of the public hearing, as Exhibit 4; the report of the Planning and Zoning Commission dated August 17, 2017, as Exhibit 5; the Planning and Zoning Commission Subcommittee Report dated August 16, 2017, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner Jonathan Raiche presented information pertaining to the request:

- The proposal is for the demolition of one of the existing buildings at 142 West Madison to accommodate for a one-story addition to the existing commercial building located at 204 South Clay Avenue.
- The Site Plan includes an expansion and improvement of the existing parking lot to provide a total of 18 spaces.



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- The existing commercial building contains a ground-level floor and a lower level floor for a total of 2,400 square feet.
- The proposed addition is an approximately 600 square foot extension to the east and will be only one level

The bill will be placed on the October 5, 2017 agenda for under Consent Agenda.

Public Hearing #2

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for a Special Use Permit to allow an outdoor storage area at 440 North Kirkwood Road (The Alpine Shop). Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on August 23, 2017, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on August 25, 2017, as Exhibit 2; an aerial view map showing the subject property and the properties that were notified of the hearing, as Exhibit 3; a list of property owners who were sent notice of the public hearing, as Exhibit 4; the report of the Planning and Zoning Commission dated August 17, 2017, as Exhibit 5; the Planning and Zoning Commission Subcommittee Report dated August 16, 2017, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner Jonathan Raiche presented information pertaining to the request:

- The petitioner has submitted a request to allow for outdoor storage.
- The proposed area is located on the north side of the building in the loading dock area.

Petitioner Teri Rudelic stated that there is no plan to add additional storage containers, but to rather upgrade the current ones.

The bill will be placed on the October 5, 2017 agenda for first reading consideration.

PUBLIC COMMENTS

1. Scott Callaghan, 118 Hollywood Lane, concerned that no arrests were made or citations were issued when an SUV drove through protestors on September 13th.
2. Mary Felling, 1936 Chamfers Farm Road, 63005, is the tenant of the building at 142 West Madison. Concerned that she did not receive notice that the building is proposed to be demolished until this week.

CONSENT AGENDA

Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to approve the Consent Agenda. The Consent Agenda was unanimously approved.

- a) Approval of the September 7, 2017 City Council Meeting Minutes

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- b) Resolution 126-2017, authorizing a contract amendment with Murphy Company for video surveillance upgrades to the Kirkwood Train Station (not to exceed \$20,000)
- c) Resolution 127-2017, accepting the bid of Spencer Contracting for overlay of the parking lot at 130 West Madison and directing the Mayor to enter into a contract (not to exceed \$30,214.50)

OLD BUSINESS

Bill 10583, granting a Special Use Permit for a restaurant and outdoor uses in conjunction with said restaurant use at 951 South Kirkwood Road subject to certain conditions, was brought before the council.

Roll Call Vote as Follows:

Mayor Griffin	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Edman	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	Absent
Council Member Ward	“Yes”

The bill, having received majority approval of the council, was adopted and became Ordinance 10430.

Bill 10584, vacating a 10’ wide utility easement at 516 South Kirkwood Road as recorded in Plat Book 335, Page 374 on a tract of land being all of Lot 1 of the Magic House Two as recorded in Plat Book 355, Page 260 located in Township 44 North, Range 5 East, City of Kirkwood, St. Louis County, Missouri as shown on Plat of Exhibit “A” attached hereto, was brought before the council. A discussion took place.

Roll Call Vote as Follows:

Mayor Griffin	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Edman	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	Absent
Council Member Ward	“Yes”



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The bill, having received majority approval of the council, was adopted and became Ordinance 10431.

Bill 10585, fixing and establishing the rate of taxation to be levied upon all real estate and certain tangible personal property in the City of Kirkwood, County of St. Louis, State of Missouri, for the year 2017, for the maintenance of the Kirkwood Public Parks; for the Debt Service Fund for the retirement of the City's General Bonded Indebtedness; for the Police and Firemen's Pension Fund; for General Government Services and for businesses in the Special Business District, was brought before the council.

Roll Call Vote as Follows:

Mayor Griffin	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	Absent
Council Member Ward	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10432.

Bill 10586, fixing and establishing the rate of taxation to be levied upon all real estate and certain tangible personal property in the City of Kirkwood, County of St. Louis, State of Missouri, for the year 2017, for the operation and maintenance of the Municipal Library District of Kirkwood, was brought before the council.

Roll Call Vote as Follows:

Mayor Griffin	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	Absent
Council Member Ward	"Yes"



WHERE COMMUNITY AND SPIRIT MEET®

The bill, having received majority approval of the council, was adopted and became Ordinance 10433.

NEW BUSINESS

Bill 10587, approving multiple Subdivision Code waivers to permit the adjustment of boundary lines between properties addressed as 1126 Folger Avenue, 1138 Folger Avenue, and 1142 Folger Avenue subject to certain conditions, was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Zimmer to accept the bill for first reading approval. The motion was unanimously approved.

The bill received first reading approval and was held over.

Bill 10588, amending the Code of Ordinances, Appendix E “Personnel Rules and Regulations” by adding Article XXXII “Whistleblower Policy”, was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the bill for first reading approval. A discussion took place. The motion was unanimously approved.

The bill received first reading approval and was held over.

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Council Member Luetzow reported the following:

- The Audit Committee will meet on Tuesday, September 26th at 7:00 a.m.
- A joint Train Station Sub-Committee and Foundation meeting was held on Tuesday, September 19th.

Council Member Edman reported that there will be an event celebrating Meacham Park at The Rep on Monday, September 25th at 6:30 p.m.

Council Member Zimmer reported that he attended the Mayoral Panel at the Shepard Center in the Mayor’s absence.

Mayor Griffin thanked all who helped make the Greentree Festival a wonderful event.

CHIEF ADMINISTRATIVE OFFICER REPORT

Ms. Ragland reported that the City received an Application for Temporary Outdoor Promotional Variance from the Alpine Shop, 440 N. Kirkwood Road, to hold their Fall Swap Event



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from October 13th through October 15th. Motion was made by Council Member Ward and seconded by Council Member Duwe to approve the application. The motion was unanimously approved.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report.

CITY CLERK REPORT

Ms. Asche read the report of the September 20, 2017 Planning and Zoning Commission meeting. The following action took place:

1. The Commission recommended approval of an application for a Special Use Permit Amendment and Site Plan Amendment for an addition to the BP Service Station at 401 North Kirkwood Road. A public hearing will be scheduled.
2. After a presentation by City Staff and the petitioner for a Special Use Permit Amendment and Site Plan Amendment for Aberdeen Heights at 505 Couch and 400 Altus, a subcommittee consisting of Mr. O'Donnell, Mr. Stauder, and Mr. Diel was appointed. The Subcommittee will meet at the site on September 26 at 8:30 a.m.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned. The next regular council meeting is scheduled for October 5, 2017, at 7:00 p.m.

Laurie Asche, CMC/MRCC
Deputy City Clerk

Approved: October 5, 2017