



WHERE COMMUNITY AND SPIRIT MEET®

**KIRKWOOD CITY COUNCIL
KIRKWOOD CITY HALL
FEBRUARY 1, 2018
7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, February 1, 2018, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were Mayor Griffin, Council Members Duwe, Edman, Luetzow, Sears Ward, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer Georgia Ragland, City Clerk Betty Montañó, and City Attorney John Hessel.

PRESENTATIONS

NONE

INTRODUCTIONS AND RECOGNITIONS

NONE

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 for a building addition and parking lot expansion for Concordia Lutheran Church at 505 South Kirkwood Road. Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on January 10, 2018, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on January 12, 2018, 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 January 4, 2018, as Exhibit 5; the Planning and Zoning Commission Subcommittee Report dated January 3, 2018, as Exhibit 6; a letter addressed to the Mayor and Council from Nancy and Larry Kirchhoff dated February 1, 2018, as Exhibit 7; and the Kirkwood Code of Ordinances as Exhibit 8.

City Planner Jonathan Raiche presented information pertaining to the request:

- The applicant is requesting Site Plan approval for an approximately 36,000 square foot, 3-story building addition along with an expansion of the existing parking lot along Clay Avenue.
- The building addition will serve as educational space for the existing school and multi-purpose space for the church.
- There is one privately owned single-family lot on this block which is currently the only property not owned by Concordia Lutheran and it is located at 120 West Woodbine Avenue.



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- The seating capacity requires 269 parking spaces by City Code and the proposed plan includes 179 parking spaces on-site. Concordia has also provided off-site parking agreements with the Magic House and Nipher Middle School which were executed during their last expansion. City staff and the City Attorney will continue to work with Concordia to ensure that the agreements are adequate prior to issuing a permit.

Petitioner's agents Greg Garner with Archimages and Mark Doering with Doering Engineering presented a Power Point, which included conceptual plans.

A discussion took place. Concern was raised regarding the entrance/exit to the parking lot off of Clay Avenue and the narrow lanes of the street. A comment was made regarding the tree selection. The petitioner will revisit the tree selection.

The bill will be placed on the February 15, 2018 agenda for first reading consideration.

Public Hearing #2

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for a Special Use Permit Amendment for Sushi Bistro at 343 South Kirkwood Road to allow for an expansion of the current restaurant into the adjacent tenant space. Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on January 10, 2018, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on January 12, 2018, 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 January 4, 2018, as Exhibit 5; a memo from City Planner Jonathan Raiche dated January 3, 2018, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner Jonathan Raiche presented information pertaining to the request:

- The petitioner is requesting a Special Use Permit Amendment to allow an expansion of their restaurant into the adjacent tenant space.
- The gross square footage of the existing tenant space is 2,715 square feet and the adjacent vacant space is 1,016 square feet.
- The approximate additional proposed seating area is 700 square feet.
- The petitioner is proposing 58 seats in the expansion area, but reconfiguration in the existing space would result in a net gain of 30 seats.

The bill will be placed on the February 15, 2018 agenda for first reading consideration.



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PUBLIC COMMENTS

- 1. Gerry Biedenstein, 1035 Claridge Place, spoke in regards to the proposed Performing Arts Center. Would like more commitment given to the Community Center.

CONSENT AGENDA

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

- a) Approval of the January 18, 2018 City Council Meeting Minutes
- b) Resolution 12-2018, directing the Mayor to enter into an agreement with the Missouri Highways and Transportation Commission and BNSF Railway Company to allow improvements to the sidewalk within the BNSF Railway right-of-way
- c) Resolution 13-2018, transferring funds from the Transfer to Other Funds Account to the Building and Site Improvement Account for emergency replacements of the compressor on the ice rink walk-in freezer and a grinder pump (\$11,454)
- d) Resolution 14-2018, directing the Mayor to enter into an agreement with the Missouri Highways and Transportation Commission for upgrades to the poles, mast arms, and signage at Geyer Road and Manchester Road (\$22,000)

OLD BUSINESS

Bill 10612, approving multiple Subdivision Code Waivers to permit the adjustment of boundary lines between Lots 19 and 20 and part of Lot 21 in Block 7 of Ridgeview Schollmeyere Resubdivision of Manchester Addition recorded in Book 20 Page 44 and known as 1142 Folger Avenue, 1144 Folger Avenue, and 1148 Folger Avenue subject to certain conditions, was brought before the council.

Roll Call Vote as Follows:

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

The bill, having received majority approval of the council, was adopted and became Ordinance 10458.



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NEW BUSINESS

Bill 10613, vacating a 10' wide public utility easement in Lot D of Franklin Subdivision as recorded in Plat Book 49, Page 14, St. Louis County, Missouri, was brought before the council. Motion was made by Council Zimmer and seconded by Council Member Luetzow to accept the bill for first reading approval. The motion was unanimously approved.

The bill received first reading approval and was held over.

Resolution 11-2018, transferring \$100,000 from the Contingency Account to the Legal Services Account, was brought before the council. Motion was made by Council Member Edman and seconded by Council Member Luetzow to accept the Resolution as read.

Roll Call Vote as Follows:

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

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Mayor Griffin reported that there will be a 10-year Remembrance Ceremony on Wednesday, February 7th on the steps of City Hall starting at 7:00 p.m.

Council Member Ward asked everyone to keep Ron Hodges in their prayers.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes reported that the City of Kirkwood received an Application for Temporary Outdoor Promotional Variance from the Alpine Shop, 440 North Kirkwood Road, for its Get Outside Expo. Motion was made by Council Member Ward and seconded by Council Member Duwe to approve the application. The application was unanimously approved.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report.



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CITY CLERK REPORT

Mrs. Montaña, read the report of the January 30, 2018 Planning and Zoning Commission. The following action took place:

1. The Commission recommended approval of amendments to the Special Use Permit and Site Plan for BP at 10901 Manchester Road for an addition to the building. A public hearing will be scheduled.
2. After a presentation regarding amendments to the Zoning Code regarding side yard setbacks in the R-3 Zoning District, a subcommittee consisting of Commissioners Frick and Stauder was appointed. The subcommittee will meet in the Main Level Conference Room at City Hall on February 21 at 6 p.m.
3. City Planner Jonathan Raiche presented the 2017 4th Quarter Update to the EnVision Kirkwood 2035 Comprehensive Plan.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:58 p.m. The next regular council meeting is scheduled for February 15, 2018, at 7:00 p.m.

Betty Montaña, MMC/MPCC
City Clerk

Approved: February 15, 2018