



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes  
Kirkwood City Hall  
Thursday, June 5, 2025 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, June 5, 2025, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, Luetzow, Rheinacker, Schaefer, and Zimmer. Also in attendance were Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, City Planner II Amy Lowry, Public Services Director Chris Krueger, Communications Manager Jessica Winter, and City Attorney Jackie Graves. Council Member McLean was absent and excused.

**INTRODUCTIONS AND RECOGNITIONS  
NONE**

**PRESENTATIONS**

Human Rights Commission Chair David Hartung presented the winners of the Human Rights Commission Essay Contest. Alec Gates, 1st place; Grace Holland, 2nd place; Drew Mooseman-Young, 3rd place; & a Tie between Emerson Saylor and Kylie Cole, 4th place.

**PUBLIC HEARINGS**

**Hearing #1**

Mayor Gibbons recessed the meeting for a request for a Special Use Permit amendment for an Accessory Dwelling Unit in a detached structure at 1319 Forest Avenue. Mrs. Graves entered the following exhibits into the record: An Affidavit of Publication in the Countian on May 16, 2025, as Exhibit 1; An Affidavit of Publication in the Webster Kirkwood Times on May 16, 2025, as Exhibit 2; a list of properties that were notified of the hearing as Exhibit 3; an aerial view map showing the subject property, as Exhibit 4; a memorandum from Planning & Development Services Director Jonathan Raiche to the Planning & Zoning Commission dated May 7, 2025, as Exhibit 5; The report of the Planning & Zoning Commission meeting on May 7, 2025, dated May 12, 2025, as Exhibit 6; and the Kirkwood Code of Ordinances, as Exhibit 7.

City Planner II Amy Lowery presented the matter to the council:

- The property is located south of BNSF railroad, east of Geyer in the R-1 zoning district.
- The existing front and rear of main residence with existing side entry, 3-car attached garage.
- Survey confirms existing lot size of 1 acre meets minimum requirement of 15,000sf.
- Proposed location complies with 25' side and 50' rear setbacks and is located behind the front line of the principal structure.
- They will need a stormwater plan if they add more than 1000 sq. ft. of impervious surface.
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- The elevations show that the structure height is less than principal structure (34'), less than 24' for an accessory structure, and meets the maximum 2-story.

A discussion took place.

The bill will be placed on the June 18, 2025 agenda for first reading consideration.

## **Hearing #2**

Mayor Gibbons recessed the meeting for a request for a request for a Zoning Code Text amendment, Section 25-46(g) Floor Area Ratio Measurements. Mrs. Graves entered the following exhibits into the record: An Affidavit of Publication in the Countian on May 16, 2025, as Exhibit 1; An Affidavit of Publication in the Webster Kirkwood Times on May 16, 2025, as Exhibit 2; a memorandum from Planning & Development Services Director Jonathan Raiche to the Planning & Zoning Commission dated May 7, 2025, as Exhibit 3; The report of the Planning & Zoning Commission meeting on May 7, 2025, dated May 12, 2025, as Exhibit 4; and the Kirkwood Code of Ordinances, as Exhibit 5.

City Planner II Amy Lowery presented the matter to the council:

- For residential lots the FAR includes 100% of both the first and second floors – including 2nd floor areas open to the floor below – and 50% of attached garages and carports.
- The FAR does not include half-stories, basements, or unenclosed porches or decks.
- Provide relief for existing structures which preserves existing housing stock which provides a wider variety of housing options (encourage the adaptation of existing housing stock)
- Avoid potential additional stormwater issues
- If a property owner could add onto their existing homes rather than moving to a larger, more expensive home, it would likely make it more affordable to stay in a current home.
- With partial demolition, as long as the new construction does not cover more of the lot than the old portion that was demolished, it would qualify.

A discussion took place.

Comments from citizens:

1. Tom Feiner, 1202 S. Geyer Rd, made comments in favor of the proposal

The bill will be placed on the June 18, 2025, agenda for first reading consideration.

## **PUBLIC COMMENTS**

1. Mike Fitzgerald, 729 Cleveland Ave., suggests the City Council pass a Resolution supporting the federal workforce.



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**CONSENT AGENDA**

Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to approve the Consent Agenda.

- a) Approval of the May 15, 2025 Council Meeting Minutes
- b) Resolution 50-2025, appointing and reappointing members to various Boards and Commissions

**UNFINISHED BUSINESS**

Bill 11078, granting an amendment to the Special Use Permit for outdoor dining at 436 N. Kirkwood Rd (Napoli Kirkwood) subject to certain conditions was brought before the City Council. A discussion took place.

Motion was made by Council Member Rheinnecker and seconded by Council Member Jaksetic to suspend Robert’s Rules of Order to allow the petitioner to address the City Council. The motion was unanimously approved. A discussion took place.

Motion was by Council Member Rheinnecker and seconded by Council Member Schaefer to amend the bill by amending Section 1 to delete Subsection 3. The motion was unanimously approved.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent

The amended bill, having received majority approval of the Council, was adopted and became Ordinance 10899.

**NEW BUSINESS**

Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to bring Substitute Bill 11076A to the floor for reconsideration. The motion was unanimously approved.

Substitute Bill 11076A, amending the provisions of the Municipal Code of Ordinances, Chapter 25 – Zoning and Subdivision, regarding Architectural Review was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Rheinnecker to accept the Bill as read. A discussion took place.



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The bill received first reading approval and was held over.

Resolution 51-2025, accepting the proposal of SCI Engineering at the rates provided in the rate sheet for On-Call Construction Materials Testing and Inspection Services for the Engineering Department for an initial term of 12 months with the option to renew for up to four additional 12 month terms, contingent upon budgetary approval, and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Schaefer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent

Resolution 52-2025, authorizing and directing the Mayor to enter into an OMCI Stormwater Reimbursement Program Agreement with the Metropolitan St. Louis Sewer District for reimbursement of stormwater construction costs in the amount not to exceed \$195,515 for the STP-5502(610) West Essex Avenue Reconstruction Project was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent

Resolution 53-2025, authorizing the City of Kirkwood to provide insurance coverage at an annual cost of \$774,231, effective June 1, 2025 through May 31, 2026 was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.



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Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent

**CONSENT AGENDA ITEMS FOR DISCUSSION**  
NONE

**CITY COUNCIL REPORTS**

Council Member Jaksetic reported on the following:

- Reported on the Urban Forestry Commission. Shane Staten is the new Chair, Tanner Craft is the new Vice Chair, and Joanne Osburn is the new Secretary.

Council Member Zimmer reported that the Cars and Guitars festival is Saturday, June 7th, and Cars and Guitars is Saturday morning at the Main Firehouse at 8:30 am.

Council Member Schaefer reported on the following:

- Kirkwood Library is working on putting a flag out front. The Library is working to put the lights on a timer.
- The Library was also awarded a \$21,000 Technology Grant
- Thank the First Responders for their help with the Tornado cleanup in St. Louis City.

Council Member Luetzow reported on the following:

- Thank all the citizens who attended the Park Master Plan Open House last Wednesday, May 30, 2025.
- Thanked everyone who was appointed and reappointed to the Boards/Commissions. Additionally, there are still vacancies, and we encourage Kirkwood residents to apply.

Mayor Gibbons reported on the following:

- The passing of Sunny Combs, former president of the Chamber of Commerce and resident of Kirkwood since 1980.
- Saturday, June 7<sup>th</sup>, is the Meacham Park Homecoming Parade at 11 am.
- Encourages everyone to see the STAGES production of Murder for Two at the Kirkwood Performing Arts Center.

**CHIEF ADMINISTRATIVE OFFICER REPORTS**

Mr. Weidler had nothing to report.



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### **CITY ATTORNEY REPORTS**

Ms. Graves had nothing to report.

### **CITY CLERK REPORTS**

Ms. Asche read the report of the May 21, 2025, Planning & Zoning Commission.

The following action took place:

1. By a vote 8-0, the Commission recommends approval of a Zoning Code Text Amendment of Section 25-36(u)(4) on marijuana dispensary facility hours of operation. A public hearing is scheduled for June 18, 2025.
2. By a vote of 8-0, the Commission recommended approval of an amendment to the hours of operation in the Special Use Permit for a marijuana dispensary for Proper Cannabis, 10855 Manchester Road. A public hearing is scheduled for June 18, 2025.

### **ADJOURNMENT**

There being no further business to come before the Council, the formal meeting was adjourned at 8:19 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Wednesday, June 18, 2025.

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Laurie Asche  
City Clerk