



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes  
Kirkwood City Hall  
Thursday, October 16, 2025 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, October 16, 2025, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinnecker, and Schaefer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Director of Public Services Chris Krueger, Planning & Development Services Director Jonathan Raiche, City Planner II Amy Lowry, Communications Manager Jessica Winter, and City Attorney Jackie Graves. Council Member Zimmer was absent and excused.

**INTRODUCTIONS AND RECOGNITIONS**

NONE

**PRESENTATIONS**

NONE

**PUBLIC HEARINGS**

**Hearing #1**

Mayor Gibbons recessed the meeting for a request for a Major Site Plan for a new parking lot and a Special Use Permit for outdoor storage for Murphy Company at 444 East Elliott Avenue. City Attorney Jackie Graves entered the following exhibits into the record: An Affidavit of Publication in the Countian on September 26, 2025, as Exhibit 1; An Affidavit of Publication in the Webster Kirkwood Times on September 26, 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; the report of the Planning & Zoning Commission Sub-Committee dated September 17, 2025, as Exhibit 5; The report of the Planning & Zoning Commission meeting dated September 18, 2025, as Exhibit 6; and the Kirkwood Code of Ordinances, as Exhibit 7.

**Staff Presentation:**

City Planner II Amy Lowery presented the matter to the council (more details may be found in the Planning & Zoning Commission Sub-Committee Report):

The request is from Murphy Company for a special use permit to allow outdoor storage and a new parking lot at their property on Leffingwell Avenue. The site consists of approximately four acres with an existing 32,000 square-foot building, of which 1,600 square feet are used for office space and the remainder for light manufacturing.

The applicant proposes to enlarge the existing parking lot south of the building to provide fenced outdoor storage for dumpsters, supplies, and vehicles, and to construct a new parking lot west of the building. Outdoor storage in this district requires a special



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use permit under City zoning code. The prior occupant used outdoor storage without an approved permit, and this application seeks to bring the use into compliance.

The site is zoned I-1 Light Industrial and has been used for industrial purposes since at least 1967. Murphy Company purchased the property from Rock Hill Mechanical in 2022. All manufacturing is conducted indoors, and the current use is permitted within the zoning district. The application includes photographs of the site and neighboring properties, noting that while some nearby homes exist, they are nonconforming uses within the industrial zone.

#### Council Discussion:

Council members raised several questions regarding the number of proposed parking spaces, stormwater management, and the potential use of pervious pavement materials. One council member questioned why 44 parking spaces were proposed when only 16 employees currently work at the site. Staff explained that the zoning code requires parking based on building square footage rather than current employee count to account for possible future expansion or tenant change.

Council members expressed concern about ongoing flooding in the area and the city's larger stormwater issues. Questions were raised about whether the applicant could reduce parking or use pervious materials to mitigate runoff. Staff explained that while pervious pavement is allowed for parking spaces, it is not recommended for drive aisles due to durability issues, freeze-thaw cycles, and maintenance challenges. The applicant's engineer confirmed that MSD will review stormwater management plans and that bio-retention basins are included.

#### Applicant Testimony:

Architect Brian Ivey spoke on behalf of the applicant, confirming agreement with staff's report and noting that the plan meets all code requirements. It was stated that while 16 employees currently work at the facility, additional parking is required to comply with City standards. It was emphasized that stormwater designs are compliant with MSD requirements and that the proposed fencing would include an eight-foot chain link fence with vinyl privacy slats.

Council members questioned the durability and screening quality of the fence. Staff confirmed that chain link fencing with slats is permissible in industrial areas and consistent with surrounding uses.

Vice President Joe Skilljian of Murphy Company clarified that the company currently employs 22 people and does not plan to consolidate all operations at this site. It was noted that the company also operates facilities in Olivette and on Talmage Avenue for proximity to project locations such as Cardinal Glennon Hospital.

Mayor Gibbons closed the public hearing. The bill will be placed on the November 6, 2025 agenda for first reading consideration.



## **Hearing #2**

Mayor Gibbons recessed the meeting for a request for a Zoning Code Text Amendment pertaining to Section 25-45(k) and related references on No-Impact, Home-Based Businesses. \*Due to a conflict of interest, Council Member McLean recused himself from the meeting. City Attorney Jackie Graves entered the following exhibits into the record: An Affidavit of Publication in the Countian on September 26, 2025, as Exhibit 1; An Affidavit of Publication in the Webster Kirkwood Times on September 26, 2025, as Exhibit 2; a memorandum from City Planner II Amy Lowry dated September 17, 2025, as Exhibit 3; the report of the Planning & Zoning Commission meeting dated September 18, 2025, as Exhibit 4; and the Kirkwood Code of Ordinances, as Exhibit 5.

### **Staff Presentation:**

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

The proposed amendments to the City's Zoning Code to align with the 2022 Missouri state law governing no-impact home-based businesses. The amendments update terminology from 'home occupation' to 'no-impact home-based business' throughout the zoning code and revise standards accordingly. The law prohibits municipalities from requiring permits or licenses for no-impact businesses that meet specified criteria, but allows reasonable regulations to protect public health and safety.

### **Council Discussion:**

Council members discussed how the city determines compliance, particularly on corner lots, outdoor visibility, and traffic impacts. The City Attorney clarified that side yards on corner lots are considered front yards for zoning purposes, meaning such businesses cannot operate visibly from those areas. Staff explained that residents must self-certify their business as no-impact, and enforcement would primarily be complaint-driven.

Council members asked about potential nuisances, storage of materials, and prior incidents of problematic home businesses. Staff confirmed that nuisance, hazard, and health regulations remain enforceable.

Mayor Gibbons closed the public hearing. The bill will be placed on the November 6, 2025 agenda for first reading consideration. Council Member McLean rejoined the meeting.

## **PUBLIC COMMENTS**

1. Joe Roeser, 654 Evans Avenue, expressed concern over new requirements for driveway replacement projects, stating that mandating civil engineering plans and BMP installations for existing driveways imposes excessive costs on homeowners. He urged the Council to consider the financial burden on residents and prioritize fairness.
2. Mike Fitzgerald, 729 Cleveland Avenue, spoke about the importance of protecting democracy at the local and state levels. He encouraged the Council to adopt a resolution supporting two proposed 2026 ballot measures: one to limit



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state interference in voter-approved initiatives and another to establish fair congressional redistricting.

**CONSENT AGENDA**

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

- a) Approval of the October 2, 2025 Council Meeting Minutes
- b) Resolution 90-2025, appointing Elizabeth Heuermann to the Human Rights Commission for a partial term to June 2027
- c) Resolution 91-2025, accepting the bid of Concourse Tech. Inc. in the amount of \$20,183 for renewal of the City’s Sophos/Central Intercept Software for the MIS Department and authorizing and directing the Director of Procurement to issue a Purchase Order

**UNFINISHED BUSINESS**

NONE

**NEW BUSINESS**

Bill 11094, authorizing and directing the Mayor to enter into a Traffic Signal Crossing Agreement with St. Louis County for the installation, maintenance, and operation of traffic signal and cross walk enhancements at the County maintained intersections of Big Bend Road and Couch Avenue and Big Bend Road and Geyer Avenue in the City of Kirkwood, Missouri was brought before the City Council. Motion was made by Council Member McLean and seconded by Council Member Schaefer to accept the Bill as read. A discussion took place.

The bill received first reading approval and was held over.

Mayor Gibbons recused herself due to a conflict of interest. Council Member Luetzow presided over the meeting. Resolution 92-2025, appointing members to the Farmers Market Advisory Committee was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member McLean to accept the Resolution as read. A discussion took place.

Roll Call:

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



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Mayor Gibbons rejoined the meeting.

Resolution 93-2025, accepting the bid of JL Contracting in the amount not to exceed of \$2,246,956.75 (which includes a 10% contingency in the amount of \$204,268.80) for Water Main Replacement and Street Reconstruction on Woodgate Drive for the Engineering and Water Departments and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member McLean and seconded by Council Member Rheinnecker to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 94-2025, amending and readopting the City of Kirkwood City Fee Schedules pertaining to the Electric Department was brought before the City Council. Motion was made by Council Member Jaksetic and seconded by Council Member Schaefer to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 95-2025, appointing Interim Director of Electric Rick McKinley to serve as the Director and Superintendent of Electric Jim Chrisco be appointed to serve as Alternate to the Missouri Joint Municipal Electric Utility Commission was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Rheinnecker to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”



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Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	Absent

**CONSENT AGENDA ITEMS FOR DISCUSSION  
NONE**

**CITY COUNCIL REPORTS**

Mayor Gibbons reported that the Coffee with the Mayor, which is held on the 3<sup>rd</sup> Tuesday of every month at 9:00 a.m., has changed locations and will now be held at the Community Center.

Council Member Schaefer reported that the Library Board had their annual audit and are working on obtaining quotes for a new flag in from of their building.

Council Member Luetzow requested that Director of Public Services Chris Krueger report on the award the City of Kirkwood recently received:

Director of Public Services Chris Krueger reported that the City of Kirkwood received an award from the American Public Works Association – Missouri Chapter for the Project of the Year for Transportation Under \$1 Million Dollars for the Longview Boulevard Project.

Council Member McLean reported that the Human Rights Commission are now accepting nominations for the Denis Hart Award.

**CHIEF ADMINISTRATIVE OFFICER REPORTS**

Mr. Hawes reported that the City received an Application for Liquor License from Aaron Uncorked, LLC (dba Grapevine Wines), 309 South Kirkwood Road, to sell Intoxicating Liquor by the Drink Including Sundays, and Intoxicating Liquor in Original Package Including Sundays. Motion was made by Council Member Schaefer and seconded by Council Member McLean to approve the application. A discussion took place. The application was unanimously approved.

**CITY ATTORNEY REPORTS**

Ms. Graves had nothing to report.

**CITY CLERK REPORTS**

Ms. Asche read the report of the October 15, 2025 Planning & Zoning Commission. The following action took place:

1. After a presentation by Staff on a Staff-Initiated Zoning Code Text Amendment with regard to ground story residential in certain B-2 Mixed-Use Developments, the Commission recommended approval by a vote of 7-0. A public hearing will be scheduled for November 6, 2025.
2. After review of the revised B-2 Mixed-Use Development Plan of TriStar



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Properties at 300 N. Kirkwood Road, which application was returned to the Commission by City Council for further study and report, the Commission recommended approval by a vote of 7-0. Because the proposed amendment to the development plan substantially modifies the original, a public hearing will be scheduled for November 6, 2025.

### **ADJOURNMENT**

There being no further business to come before the Council, the formal meeting was adjourned at 8:32 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, November 6, 2025.

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Laurie Asche  
City Clerk