



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, November 6, 2025 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, November 6, 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, Schaefer, and Zimmer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Planning and Development Services Director Jonathan Raiche, City Planner II Amy Lowry, Public Works Director Chris Krueger, and City Attorney Jackie Graves.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

Hearing #1

Mayor Gibbons recessed the meeting for a request for a Zoning Code Text Amendment pertaining to Ground Story Residential in certain B-2 Mixed-Use Developments. City Attorney Jackie Graves entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on October 21, 2025, as Exhibit 1; an Affidavit of Publication in the Legal Ledger on October 21, 2025, as Exhibit 2; an Affidavit of Publication in the Webster Kirkwood Times on October 24, 2025, as Exhibit 3; a list of property owners whom notice of the public hearing was sent to as Exhibit 4; a viewer map showing the list of property owners of whom notice of the public hearing was sent to as Exhibit 5; a memorandum from Planning and Development Services Director dated October 15, 2025, as Exhibit 6; a report of the Planning and Zoning Commission meeting dated October 16, 2025, as Exhibit 7; and the Kirkwood Code of Ordinances as Exhibit 8.

Staff Presentation:

Planning and Development Services Director Jonathan Raiche presented the matter to the Council:

The request for a Zoning Code Text Amendment is based on recommendations from City Council, as well as the Planning and Zoning Commission, after discussion of the mixed use project at 300 N. Kirkwood Road and certain provisions of the Code of Ordinances' prohibition of residential use of the ground story of mixed use developments.



WHERE COMMUNITY AND SPIRIT MEET®

Key recommendations included:

- Add language to Sec. 25-34(i)(4)(iii) and (iv) which more clearly restricts the nonresidential requirement to frontages that are “Mandatory Commercial” on the Framework Plan
- Adds sections that address multiple frontage/corner lots. Allows a mixture of commercial, residential, and utility uses on frontages that are NOT “Mandatory Commercial”
- Clarifies that residential or nonresidential can be on the 2nd story or above
- Clarifies that the mixed-use height bonus (60-foot max height) is only applied to mixed-use developments that meet the requirements of minimum non-residential uses
- More clearly aligns Architectural Guidelines with the Zoning Code

Council Discussion:

- A question was raised regarding unintended consequences from a sweeping change for one development. Mr. Raiche assured that staff examined related Codes to assure that this amendment will not hamper future projects for the benefit of one, but instead corrects a previous lack of foresight in such Codes, allowing flexibility for case-by-case bases on mixed use developments. Mr. Raiche clarified that the amendment would not require both commercial and residential use of related frontages, but instead allow residential use.

Mayor Gibbons closed the public hearing. Legislation is on the agenda under New Business as Bill 11097 for first reading consideration.

Hearing #2

Mayor Gibbons recessed the meeting for a request for a B-2 Mixed-Use Development Plan at 300 N. Kirkwood Road. City Attorney Jackie Graves entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on October 21, 2025, as Exhibit 1; an Affidavit of Publication in the Legal Ledger on October 21, 2025, as Exhibit 2; an Affidavit of Publication in the Webster Kirkwood Times on October 24, 2025, as Exhibit 3; a list of property owners whom notice of the public hearing was sent to as Exhibit 4; a viewer map showing the list of property owners of whom notice of the public hearing was sent to as Exhibit 5; a memorandum from City Planner II dated October 15, 2025, as Exhibit 6; a report of the Planning and Zoning Commission meeting dated October 16, 2025, as Exhibit 7; and the Kirkwood Code of Ordinances as Exhibit 8.

Staff Presentation:

City Planner II Amy Lowry presented the matter to the Council:

The request from applicant George Stock (Stock & Associates) and developer representative Matt Siegel (TriStar Properties), originally presented during the City Council meeting on September 4, 2025, pertains to a revised development plan application for a 4-story mixed-use building at Kirkwood Road and Adams Avenue with



WHERE COMMUNITY AND SPIRIT MEET®

both commercial and residential space on the ground floor and residential space on the top three floors.

- Structure
 - The proposed height is 55 feet 6 inches, which comes below the 60-foot maximum for mixed-use in B-2 zoning.
 - The structure is positioned closer to Adams Avenue, with some residential units ~1 foot from the property line.
 - Street frontage occupation requirement is met with no appreciable change.

- Parking & Access
 - There is a total of 105 parking stalls, both surface and structured.
 - Residential parking requirement of 90 stalls (1.5 stalls per dwelling unit, with 60 proposed units) is met.
 - 12 bicycle racks are proposed north of the building.
 - Applicant agreed to add speed tables along the 22-foot north/south access aisle near the eastern property line in response to concerns from the neighboring property at 131 E. Adams Avenue.

- Landscaping
 - On the western property line, 5 canopy trees are required and 7 are provided.
 - On the northern property line:
 - 5 canopy trees are required and 4 are provided; one more is needed.
 - 20 shrubs are required and 23 are provided with additional plants.
 - On the southern property line:
 - 7 canopy trees are required; due to addition of ground floor residential units closer to the property line, only 4 are provided.
 - The canopy tree at the patio requires a tree well of 7 feet x 5 feet. A modification from the landscaping requirement will be needed, as detailed in the modification section below.
 - Additional shrubs, grasses, and flowering plants within the property are included, with staff support.
 - Applicant is also proposing to plant 8 Emerald Green Arborvitae on the neighboring property, 131 E. Adams Avenue, to screen the dumpster area. A condition requiring the off-site plantings is detailed in the recommendations section below.

The applicant is requesting the following site plan modifications in accordance with Zoning Code Section 25-19(g):

1. The required Type C buffering standard under Section 25-60(b)(3) would require 10 feet of landscaping and a sound mitigating/sight-proof fence on the eastern property line. The treatment in this area would instead be similar to what was



requested by neighboring property owners and approved by City Council on the Commerce Bank site to the north: a 5-foot wide public pedestrian walkway to provide an alternative pedestrian path between Washington Avenue and Adams Avenue and preservation of the existing 8-foot high chain link fence on the property line with decorative gravel between the fence and the sidewalk. If the existing fence cannot be preserved, it will be replaced by an 8-foot high, black vinyl-coated, chain link fence. In the adjacent development, this treatment was determined to provide a benefit for pedestrian access that exceeds the minimum requirements and warrants the modification.

2. Section 25-59(c)(1) requires a minimum landscape area of 7 feet in width that contains 1 canopy tree for every 40 feet of frontage. Along Adams Avenue, only 4 of the 7 required canopy trees are provided.

Council Discussion:

- A question was raised whether requested changes — such as tree species, landscape modifications, and speed hump details — would be revised and resubmitted before Council votes. City Planner II Amy Lowry explained that the resolution intentionally allows these adjustments to be addressed during final site plan review, and the Mayor added that the Council vote was scheduled for November 20, providing time for additional refinements before final approval stages.
- Concern was raised over the reduced canopy tree count and examined whether tree wells, similar to those used in the Adams Place development across the street, could enable additional plantings within the county right-of-way. Ms. Lowry and Public Services Director Jonathan Raiche explained that St. Louis County no longer allows trees in its right-of-way, even in tree wells. Mr. Raiche warned that the county only permits trees if the city assumes full maintenance responsibility, a practice he strongly advised against to avoid long-term city burden.
- Council also revisited a previous request to avoid planting tulip poplars, citing their tendency for storm breakage and rapid-growth structural weakness. Interest was emphasized in using species identified in the Meramec tree study, and staff was reminded that a recommended list has been shared. Ms. Lowry agreed to coordinate with the City Forester to evaluate alternative species and return with updated recommendations before the next meeting.
- It was asked if the landscaping would be sprinklered. Ms. Lowry confirmed it will.
- Question was raised whether the existing fence along the eastern boundary would remain. Ms. Lowry stated the fence will remain, and the modular block wall in front of the limestone wall will be removed. The applicant intends to preserve the limestone wall, including tuck-pointing and stabilization where needed.
- Further detail was added from an on-site walkthrough:
 - The limestone wall behind the modular block will be restored and preserved.
 - The existing fence will be repainted to match its original appearance.



WHERE COMMUNITY AND SPIRIT MEET®

- Evergreen screening trees will extend farther along the rear of the site behind the building, enhancing privacy for adjacent condominium residents.
- Placement of screening vegetation was coordinated with the applicant to provide maximum visual buffering.

Mayor Gibbons closed the public hearing. The Resolution will be on the November 20, 2025 Council meeting agenda for consideration.

PUBLIC COMMENTS

1. Lynne Andre Zheng, 470 South Harrison Avenue, petitioner for a ban on plastic bags in stores in the City of Kirkwood
2. Ron Weiss, 525 Angenette Avenue, spoke in regards to copper sheet metal at the site of the train station restoration project
3. Alex Wisniewski, 225 North Harrison Avenue, spoke in regards to electric rate increases
4. Raymond Scherr, 7 Hillcrest Place, spoke in regards to electrical utilities

CONSENT AGENDA

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

- a) Approval of the October 16, 2025 Council Meeting Minutes

UNFINISHED 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. 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	“Yes”

The bill, having received majority approval of the Council, was adopted and became Ordinance 10914.



NEW BUSINESS

Bill 11095, granting approval of a Major Site Plan for a parking lot and a Special Use Permit for outdoor storage at the property known as 444 E. Elliott Avenue, subject to certain conditions was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to accept the Bill as read. A discussion took place.

Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to suspend Robert's Rule of Order to allow the petitioner to address the Council. The motion was unanimously approved. A discussion took place.

The bill received first reading approval and was held over.

Council Member McLean recused himself from the meeting.

Bill 11096, amending the provisions of the Municipal Code, Chapter 25 – Zoning and Subdivision, related to No-Impact, Home-Based Business Regulations in Section 25-45(k) and other related sections was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to accept the Bill as read.

The bill received first reading approval and was held over.

Council Member McLean rejoined the meeting.

Bill 11097, amending the provisions of the Municipal Code, Chapter 25 – Zoning and Subdivision by changing the regulation of Ground Story Residential for Mixed-Use Developments in the B-2, Central Business District was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to accept the Bill as read.

The bill received first reading approval and was held over.

Bill 11098, amending the Kirkwood Code of Ordinances, Chapter 14, Article VIII, Section 14-406 "Schedule F: No Right Turns," by adding a new location on West Maple Avenue at 10820 Manchester Road was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Jaksetic to accept the Bill as read. A discussion took place.

The bill failed with Mayor Gibbons and Council Members Jaksetic, McLean, Rheinnecker, Schaefer, and Zimmer opposed. Council Member Luetzow in favor.

Resolution 96-2025, accepting the single source proposal of Envisio for continued use of Community Strategic Planning and Reporting Software in the amount of \$21,000 for a term of one year and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Zimmer and



WHERE COMMUNITY AND SPIRIT MEET®

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	“Yes”

Resolution 97-2025, accepting the bid of TGB, Inc. in the amount not to exceed of \$857,486.30 (which includes a 10% contingency in the amount of \$77,953.30) for Water Main Replacement on Lockett Road for the Water Department and authorizing and directing the Mayor to enter into a contract 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 Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”

Resolution 98-2025, accepting the proposal of Intuition & Logic in the not to exceed amount of \$122,650 (which includes a 10% contingency in the amount of \$11,150) for Professional Design and Bid Period Services for Water Main Replacement on Dougherty Ferry Road for the water department 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 McLean 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	“Yes”



WHERE COMMUNITY AND SPIRIT MEET®

CONSENT AGENDA ITEMS FOR DISCUSSION
NONE

CITY COUNCIL REPORTS
NONE

CHIEF ADMINISTRATIVE OFFICER REPORTS

Mr. Hawes reported that the City received a request from the Kirkwood Optimist Club to operate its annual fundraising tree lot at North Middle School with set up on November 15, 2025 and tree lot opening on November 28, 2025 with hours of operation 4:00 p.m. to 9:00 p.m. Thursdays and Fridays, and 9:00 a.m. to 9:00 p.m. Saturdays and Sundays. Motion was made by Council Member Schaefer and seconded by Council Member McLean. A discussion took place. The motion passed unanimously.

CITY ATTORNEY REPORTS

Ms. Graves had nothing to report.

CITY CLERK REPORTS

Ms. Asche read the report of the November 5, 2025 Planning & Zoning Commission. The following action took place:

1. After a presentation by Staff and commission and discussion on revisions to applications for a major site plan for a new coffee restaurant and a special use permit for a drive-through for Dutch Brothers at 10300 Manchester Road, which is at Greentree Center, commission continued consideration of the applications to their next meeting scheduled on November 19.
2. After a presentation by Staff on a Staff-Initiated Zoning Code Text Amendment related to the adoption of a Planned Multifamily Residential District (R-7), Commissioners Adkins, Arnold, and Evens were appointed to a subcommittee for further review. The subcommittee will meet at Kirkwood City Hall on Monday, November 10 at 8:00 a.m.
3. After a presentation by Staff on an application from Double Eagle Development for a Zoning Map Amendment (B-2 to R-7) at 345 S. Fillmore Avenue and 336 & 340 S. Taylor Avenue, Commissioners Arnold, Coulson, and Feiner were appointed to a subcommittee for further review. The subcommittee will meet on site, starting at the Recycling Depository, on Thursday, November 13 at 8:00 a.m.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 8:08 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, November 20, 2025.

Laurie Asche
City Clerk