



WHERE COMMUNITY AND SPIRIT MEET*

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, October 2, 2025 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, October 2, 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, City Engineer Richard Holesinger, Assistant City Engineer Jennifer Brown, Communications Manager Jessica Winter, and City Attorney Jackie Graves.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

Mayor Gibbons introduced Human Rights Commission Chair Shane Staten, who then presented the annual Human Rights Commission Annual Report and presented the Advocate of the Year Award to Sebastian Kaiser.

PUBLIC HEARINGS

Mayor Gibbons recessed the meeting for a request for updates to the City's Stormwater Ordinances as contained in Municipal Code Chapter 5, Article VII. Infill Development Storm Water Management and updates to the City's Stormwater Manual. City Attorney Jackie Graves entered the following exhibits into the record: An Affidavit of Publication in the Countian on September 12, 2025, as Exhibit 1; An Affidavit of Publication in the Webster Kirkwood Times on September 12, 2025, as Exhibit 2; a memorandum from HR Green dated August 15, 2025, as Exhibit 3; a memorandum for Assistant City Engineer dated September 29, 2025, as Exhibit 4; and the Kirkwood Code of Ordinances, as Exhibit 5.

Staff Presentation:

Assistant City Engineer Jennifer Brown presented the proposed stormwater ordinance and design manual updates. The amendments were based on recommendations from HR Green's City Stormwater Master Plan and Code Review Memo, as well as internal staff feedback. Key recommendations included:

- Lower the threshold for requiring stormwater mitigation from 1,000 sf to 500 sf.
- The maximum impervious coverage on a lot shall be 55%.
- New home basements and basement extensions depths shall be no deeper than the existing basement elevation unless supported by a geotechnical report indicating the ground water is 2' below proposed basement finished floor elevation. In lieu of a geotechnical report the home builder can use the city's Depth to Water Table Map in Appendix L of the Final Kirkwood Citywide Stormwater Master Plan.
- The overflow of site Best Management Practices (BMP's) for sump pump discharge shall connect to the public MSD storm sewer system if there is an MSD



WHERE COMMUNITY AND SPIRIT MEET*

inlet on the subject property or in the public right-of-way in front of the subject home, unless not allowed by MSD.

- Sump pump discharge shall not discharge in a stormwater BMP.
- Stormwater permit fee refund: The deposit shall be forfeited if the applicant fails to request the final inspection within one (1) year of the last BMP inspection
- Lower the threshold for requiring stormwater mitigation from 1,000 sf to 500 sf.
- The maximum impervious coverage on a lot shall be 55%.
- New home basements and basement extensions depths shall be no deeper than the existing basement elevation unless supported by a geotechnical report indicating the ground water is 2' below proposed basement finished floor elevation. In lieu of a geotechnical report the home builder can use the city's Depth to Water Table Map in Appendix L of the Final Kirkwood Citywide Stormwater Master Plan.
- The overflow of site Best Management Practices (BMP's) for sump pump discharge shall connect to the public MSD storm sewer system if there is an MSD inlet on the subject property or in the public right-of-way in front of the subject home, unless not allowed by MSD.
- Sump pump discharge shall not discharge in a stormwater BMP.
- Stormwater permit fee refund: The deposit shall be forfeited if the applicant fails to request the final inspection within one (1) year of the last BMP inspection
- Trees used for stormwater mitigation tree credit cannot have any portion of their critical and structural root zones impacted by construction activities
- A grading permit will be required for all flat work or other added site impervious areas not under a building permit.
- Side yards must be graded to drain to the front or rear depending on existing drainage patterns.

Council Discussion:

- It was noted that many regional municipalities have already adopted lower mitigation thresholds—some as low as 100 square feet—and emphasized the need for Kirkwood to catch up with best management practices. Council discussed balancing environmental goals with development feasibility.
- Concerns were raised about the 55% impervious coverage limit's effect on smaller lots, questioning its impact on pools and outdoor living areas. Ms. Brown explained that less than 1% of existing homes exceed 55% coverage and that the change would have minimal immediate effect.
- Question was raised regarding whether the combined ordinance updates would resolve flooding citywide. Ms. Brown clarified that the goal is mitigation and management rather than complete elimination of stormwater issues, emphasizing that the changes reflect best management practices, not permanent solutions.
- Question was raised regarding whether the new standards would apply to small additions or accessory dwelling units (ADUs). Ms. Brown confirmed that all new impervious additions would be subject to the same requirements.
- Regional collaboration with MSD and the role of Project Clear and the Deer Creek Watershed Alliance in addressing runoff through grants and rainscaping initiatives was discussed.



Comments from the public:

1. Lauren Gramlich, 1015 N. Clay Ave., expressed confusion about the proposed 55% impervious cap and requested clearer examples showing how the changes affect typical lot sizes. She noted that residents with small lots might struggle to build family-sized homes or basements under new groundwater restrictions and asked for more data and communication. She also questioned how new sidewalks and impervious public projects would affect homeowners' ability to meet the new limits.
2. Jared Keplinger, 511 S. Geyer Rd., a builder and resident, Keplinger described real-world costs of compliance. He stated that stormwater mitigation requirements could double construction costs (adding \$16,000–\$25,000 per project) even for properties without drainage problems. He urged the Council to delay approval for further review.
3. Gwyn Wahlmann, 1002 W. Adams, spoke in strong support of the proposed regulations, emphasizing the community's responsibility to address runoff at the source. She endorsed the 500 sq. ft. threshold and 55% coverage cap, calling them fair and environmentally necessary. She advocated for neighborhood signage on stormwater projects and praised the connection between tree preservation and stormwater management.
4. Daniel Stauder, 334 George Ave., urged Council to remember that most new home projects serve local families rather than developers seeking profit. He encouraged the City to consider how the rules affect residents' housing needs.
5. Jack Warden, 995 Box Elder Dr., reported severe sediment and pollution issues downstream of Meramec Community College construction. He requested ordinances requiring de-chlorination and inspection of pool discharges to protect wildlife and creeks.
6. Shane Staten, 1020 Bernice Ave., supported stronger penalties for damaging protected trees and recommended replacing lost trees at a higher ratio. He also advocated for increasing fines beyond \$1,000 per inch to discourage careless construction near mature trees.
7. Rob Griffith, 410 Central Place, initially opposed the ordinance but changed his position after clarification from staff. He requested better advance distribution of technical information to allow public review and cautioned against regulating basement depths in a way that could reduce property values or limit redevelopment.
8. David Molner, 10843 Big Bend, believes the process was insufficiently collaborative, stating that prior building code revisions involved more public input. He warned of economic impacts on real estate values and urged inclusion of commercial developments in stormwater policy. Molner expressed support for reasonable regulation but opposed the 55% cap and basement restrictions as overly rigid.



WHERE COMMUNITY AND SPIRIT MEET®

9. Michael Mahn, 412 Clemens, warned that the impervious cap would eliminate side-entry garages, reduce architectural diversity, and devalue smaller lots. He urged the City to pair private development restrictions with public infrastructure investment in MSD storm sewers.
10. Tracy Winters, 435 E. Clinton Place, cautioned that minor porch or patio replacements could trigger \$15,000–\$20,000 in additional mitigation costs. She asked for practical exemptions for homeowners improving existing structures.
11. Kevin O’Brien, 435 E. Clinton Place, supported Winters’ concerns, explaining that minor renovations often require costly engineering under the proposed rules. He argued that waterproofing, not prohibiting basements, is the better approach to managing
12. Daniel Erlinger, 239 W. Woodbine Ave., described personal flooding issues linked to nearby construction runoff. He expressed cautious support for stronger controls but emphasized the need for clear communication with residents and improved enforcement.

Mayor Gibbons closed the public hearing. Legislation will be considered at a later date.

PUBLIC COMMENTS

1. Victoria Bader, 323 Greenleaf Drive, spoke in regards to Resolution 89-2025.
2. Tom Ptacete, 717 Gabriel Court, spoke in regards to Resolution 89-2025.
3. Alan Hopefl, 12 Orchard Way, spoke in regards to Bill 11092.
4. George Stock, Stock and Associates, petitioner for Resolution 89-2025.
5. Matt Segal, Stock and Associates, petitioner for Resolution 89-25.
6. Art McDonnell, 548 N. Taylor, spoke in regards to Resolution 89-2025.
7. John Postel, 1212 N. Harrison, spoke in regards to Resolution 89-2025.
8. Amy Nash, 1732 W. Adams, spoke in regards to Resolution 89-2025.
9. Gwyn Wahlmann, 1002 W. Adams, spoke in regards to Resolution 89-2025.
10. Frank Flucke, 1714 Black Twig Ln., spoke in regards to the proposed stormwater code changes.

CONSENT AGENDA

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

- a) Approval of the September 18, 2025 Council Meeting Minutes
- b) Resolution 87-2025, appointing Steve Palmer to the Arts Commission for a term to June 2028

UNFINISHED BUSINESS

Bill 11092, authorizing the acceptance of the transfer of real property commonly known as Possum Woods Conservation Area to be designated and maintained by the City as parkland associated with Emmenegger Park, and authorizing and directing the Mayor to execute all documents necessary to complete the transfer was brought before the City Council.



WHERE COMMUNITY AND SPIRIT MEET*

Motion was made by Council Member McLean and seconded by Council Member Zimmer to amend the bill to add the word “Nature” between Emmenegger Park anywhere it is stated in the bill. A discussion took place. The motion to amend was unanimously approved.

Roll Call:

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

The bill as amended, having received majority approval of the Council, was adopted and became Ordinance 10912.

Bill 11093, amending the Kirkwood Code of Ordinances, Chapter 14, Article VIII. Section 14-394(o) “Schedule D: Limited Parking” by allowing parking on the south side of West Jewel in the 500 and 600 blocks was brought before the City Council. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“No”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“No”
Council Member Schaefer	“Yes”

The bill, having received majority approval of the Council, was adopted and became Ordinance 10913.

NEW BUSINESS

Resolution 88-2025, accepting the bid of Sunrise Oilfield Supply in the amount of \$15,417 for the purchase of 15kV 350 MCM Cable for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.



WHERE COMMUNITY AND SPIRIT MEET*

Roll Call:

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

Resolution 89-2025, approving the Development Plan for a Mixed-Use Project in the B-2 Zoning District located on the property known as 300 North Kirkwood Road subject to certain conditions 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.

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

Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to send the proposal back to the Planning & Zoning Commission to include first floor residential. The motion was unanimously approved.

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Mayor Gibbons reported that City Forester Brandon Sly and Kirkwood Electric Line System Investigator – Vegetation Management Josh Carron were awarded the Missouri Arbor Award of Excellence. The Missouri Arbor Award of Excellence is an annual award given by the Missouri Department of Conservation (MDC) and the Missouri Community Forestry Council (MCFC) to recognize communities, institutions, businesses, organizations, and individuals making significant contributions to community tree care and health in Missouri. The award spotlights outstanding programs, projects, or events in community forestry and honors their positive impact on trees and green spaces within the last two years.

Council Member Luetzow reported that the 2024 Water Quality Report is now available on the City’s website.



WHERE COMMUNITY AND SPIRIT MEET*

CHIEF ADMINISTRATIVE OFFICER REPORTS

Mr. Hawes reported that the City received an Application for Temporary Outdoor Promotional Variance from Patriot Builds STL (fka Patriot Sunrooms) at 811 South Kirkwood Road, to hold an Open House on their parking lot on Saturday, October 11, 2025 from 10 a.m. to 2 p.m. Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to approve the application. The application was unanimously approved.

CITY ATTORNEY REPORTS

Ms. Graves had nothing to report.

CITY CLERK REPORTS

Ms. Asche reported on the upcoming scheduled public hearing:

October 16, 2025

1. 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.
2. A request for a Zoning Code Text Amendment pertaining to Section 25-45(k) and related references on No-Impact, Home-Based Businesses.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 9:17 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, October 16, 2025.

Laurie Asche
City Clerk