



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on December 18, 2025, at 5:00 p.m. at Kirkwood City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri. Present were: Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinneck, Schaefer, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Deputy City Clerk Zoe Williams, Director of Public Services Chris Krueger, Assistant City Engineer Jennifer Brown, Director of Planning and Development Services Jonathan Raiche, Director of Finance Mary Sprung, and City Attorney Jackie Graves.

STORMWATER CODE CHANGES

Director of Public Services Chris Krueger and Assistant City Engineer Jennifer Brown presented the stormwater code changes. In accordance with the Stormwater Master Plan, listening sessions have been held with City residents and members of the Home Builders Association (HBA), and with recommendations from the City's consultant, several projects have been identified. Code changes will supplement these projects and both of these are included in the Master Plan.

Recommended Code changes are as follows:

#1

Lower the threshold for requiring stormwater mitigation from 1,000 sf to 500 square feet. Maintenance projects, the removal and replacement of site features in need of repair in their current footprint and elevations, such as driveways or dilapidated garages, are not subject to this threshold.

Question was raised regarding how recommended code change # 11 correlates. Code change #11 applies only to projects under no other building permit, not any project with an existing applicable permit (i.e. driveway permit).

A question was raised regarding stormwater basins beneath driveways. It is not ideal to allow these due to a lack of load rating and risk of pavement failure. The exception to this is a proprietary technology, StormTech by Advanced Drainage Systems. Staff recommended specifying use of StormTech systems in the Stormwater Management Guidance manual and not in an ordinance.

#2

The maximum impervious coverage on single family lots shall be 55%.

This applies only to single family lots as a result of a study showing the majority of multifamily and commercial projects exceed 55% impervious coverage, so this would not be reasonably applicable; one desire of this Code change is to encourage multifamily homes. This does not change stormwater requirements.

Question was raised regarding the effect this would have on smaller lots. There was concern over existing non-compliant homes. Non-compliant homes currently consist of only 5% of all single family lots within Kirkwood.



#3

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.

Question was raised regarding what it would mean for a homeowner if the water table changed between purchasing a house and beginning a project in their basement. The geotechnical report is not mandatory upon purchase of a property and is scheduled at discretion of the homeowner once needed.

It was clarified that this does not extend to pool regulation.

#4

The overflow of site BMPs 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.

This code change enforces a requirement for properties with MSD inlets to utilize public sewer lines only once private sewer lines reach the property line; any sewer lines beyond a property line will be mandated by MSD.

#5

Sump pump discharge shall not discharge in a stormwater BMP.

It was requested that the word "discharge" be defined as water entering a BMP, either directly or in a tributary manner, and hydraulically downhill from that BMP.

#6

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.

The permit fee was stated to be \$1,000.

#7

Require all impervious areas over 25% to require treatment, unless the total site impervious area is lowered below 25%.

#8

Trees used for stormwater mitigation will be included in the maintenance agreement and recorded in the City's stormwater GIS system. If any trees used for stormwater mitigation die or are removed, they must be replaced with two 2" caliper trees for each identified tree lost.



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Follow-up tree inspection timeline is as after one year of the initial inspection, and every three years after that. New homeowners will be made aware of these trees and will be required to sign a BMP maintenance agreement for said trees.

The Urban Forestry Commission is in discussion about this Code change in regards to staff time for inspections, required trees being planted only to pass inspection and then subsequently removed, and incentives to continue increasing the tree canopy.

#9

Distance between BMPs shall be equal to the 1:1 zone of influence length plus 10'.

#10

Trees used for stormwater mitigation tree credit cannot have any portion of their critical and structural root zones impacted by construction activities.

This plays off of existing guidelines that require protection fencing around trees in construction areas and is addressed on a case-by-case basis.

#11

A grading permit will be required for all flat work or other added site impervious areas over 100 square feet not under any other building permit.

#12

Side yards must be graded to drain to the front or rear, depending on existing drainage patterns, unless there are no alterations to the grades, slopes, elevations, and discharge over the side yard property lines.

The purpose of this Code change is an effort to save trees in yards. Concern was raised about the possibility of new grading causing new problems for neighboring properties. This Code change requires grading to match current drainage patterns to prevent this.

These changes are proposed to take effect April 1, 2026, as detailed within the Stormwater Management Guidance manual.

This topic will be placed on a future work session agenda for further discussion.

MOTION TO CLOSE THE MEETING

Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to close the meeting pursuant to RSMo Chapter 610.021 (1 – Legal & 18 – Audit).

Roll Call:

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



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Council Member Schaefer	"Yes"
Council Member Zimmer	"Yes"

The meeting was closed.

MOTION TO OPEN THE MEETING

Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to open the meeting.

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 meeting was opened. Since no further matters were to come before the Council, the meeting was adjourned.

Laurie Asche
City Clerk