



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, January 8, 2026 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, January 8, 2026, 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 Interim Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Planning and Development Services Director Jonathan Raiche, City Planner II Amy Lowry, Deputy City Clerk Zoe Williams, 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 related to adopting a Planned Multi-Family Residential District (R-7). City Attorney Jackie Graves entered the following exhibits into the record: an affidavit of publication showing that the ad was placed in the St. Louis Countian on December 12, 2025, as Exhibit 1; an affidavit of publication showing that the ad was placed in the Webster/Kirkwood Times on December 12, 2025, as Exhibit 2; a list of property owners whom notice of the public hearing was sent to as Exhibit 3; a viewer map showing the list of property owners of whom notice of the public hearing was sent to as Exhibit 4; the report of the Planning & Zoning Commission Sub-Committee meeting dated December 3, 2025, as Exhibit 5; the report of the Planning & Zoning Commission meeting dated December 4, 2025, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

Staff Presentation:

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

- The proposed district reflects the City's continued efforts to redevelop the current Public Works Center site.
- The format allows for flexibility in development requirements, encouraging more innovative design and high-quality projects.
- Site-specific requirements include a 5-acre minimum development size and 70-foot maximum development height, as well as an open space percentage to be provided by applicants.



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- Rezoning requests for the proposed multifamily district would still be subject to consideration of the City’s Future Land Use Map in the Envision Kirkwood 2035 Comprehensive Plan.
- Staff also recommended updating all references to zoning district listings to include the newly created R-7 District.
- The amendment review criteria are as follows:
 - The proposed amendment is consistent with the Comprehensive plan, other adopted City plans, and the stated purposes of this Code;
 - The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
 - The proposed amendment will promote the public health, safety, convenience, and general welfare; and
 - The proposed amendment would correct an error in the application of this Code as applied to the subject properties.

Mayor Gibbons closed the public hearing. The bill will be placed on the January 22, 2026 agenda for first reading consideration.

Hearing #2

Mayor Gibbons recessed the meeting for a request for a Zoning Map Amendment (B-2 to R-7) for Double Eagle Development at 345 S. Fillmore Avenue, 336 & 340 S. Taylor Avenue. City Attorney Jackie Graves entered the following exhibits into the record: an affidavit of publication showing that the ad was placed in the St. Louis Countian on December 12, 2025, as Exhibit 1; an affidavit of publication showing that the ad was placed in the Webster/Kirkwood Times on December 12, 2025, as Exhibit 2; a list of property owners whom notice of the public hearing was sent to as Exhibit 3; a viewer map showing the list of property owners of whom notice of the public hearing was sent to as Exhibit 4; the report of the Planning & Zoning Commission Sub-Committee meeting dated December 3, 2025, as Exhibit 5; the report of the Planning & Zoning Commission meeting dated December 4, 2025, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

Staff Presentation

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

- The site, located within the borders of the above listed addresses, is a 6-acre site south of the Kirkwood Performing Arts Center.
- The site is surrounded by sites zoned B-2 (Downtown commercial), I-1 (light industrial), R-4 (single-family), and R-5 (multi-family). Photos of surrounding properties were displayed.
- The request was developed with foresight into the Future Land Use Map of the Envision Kirkwood 2036 Comprehensive Plan, where it falls under the Downtown



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designation, promoting growth of the area, as supported by its identification in the 2018 Downtown Master Plan as a 0-10 year redevelopment opportunity.

- The concept plan conforms to requirements of the R-7 District Zoning Code Text Amendment discussed in the previous public hearing, and will require all related reviews, inspections, etc. as applicable. The plan consists of six four-story multi-family buildings.
- Notably, the applicant provided information indicating they could meet a 1.46 parking space per unit ratio, which falls beneath the standard 1.5, for the purpose of increasing the percentage of open space; this would reduce the number of parking spaces by 9. Council emphasized the benefit of extra space for the Performing Arts Center.

The applicant spoke to answer questions from the Council:

- Regarding heights and silhouette of the building, there are not yet any building designs, so these features will be discussed at a later date.

Public comments:

1. Joe Roeser, 654 Evans Avenue, made comments against the amendment due to persistent storm water issues on his business properties located at 301 and 302 Sante Avenue.
2. Gerry Biedenstein, 1035 Claridge Place, made comments against the amendment due to storm water issues, particularly in the Public Works parking lot, and traffic control.

Mayor Gibbons closed the public hearing. The bill will be placed on the January 22, 2026 agenda for first reading consideration.

PUBLIC COMMENTS

1. Allison Tackes, 610 Dougherty Ferry Road, spoke in favor of Bill 11111.
2. Rick Davis, 204 S Clay Avenue, spoke regarding noise issues stemming from music in the Downtown Small Business District, particularly from Billy G's and Four Hands, providing signatures in support of a decibel limit ordinance.
3. Wallace Ward, 300 Altus Place, requested that the Council work sessions be moved to the Council Chambers and live streamed for transparency. Made comments regarding the City's infrastructure and capital needs.

CONSENT AGENDA

Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to approve the Consent Agenda. It was requested that item a) be removed from the Consent Agenda for further discussion. Item a) was removed for further discussion.

- a) Approval of December 18, 2025 Council Meeting Minutes (***moved to the end of the agenda for further discussion***)



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UNFINISHED BUSINESS

Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to bring Amended Substitute Bill 11102 to the floor for consideration. The motion passed with all in favor.

Substitute Bill 11102A, adopting the 2021 International Fuel Gas Code, with modifications, as the Fuel Gas Code of the City of Kirkwood was brought before the City Council.

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 Substitute Bill, having received majority approval of the Council, was adopted and became Ordinance 10928.

Bill 11110, appropriating \$20,000 from the Equitable Sharing Fund Balance to the Police Department Law Enforcement Account #301-02-050-000-000-620040 for the outfitting of new uniformed Police Officers and replenishing essential gear was brought before the City Council.

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 10929.

Bill 11111, amending the Kirkwood Code of Ordinances, Chapter 14, Article VIII, Section 14-393 "Schedule C: No Parking Zones" by removing the limited parking restriction of "No parking school days only, 7am to 4pm" on the south side of Dougherty Ferry Road between Applewood Drive and the east property line of 522 Dougherty Ferry Road was brought before the City Council.



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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 10930.

Bill 11112, adopting a revised City of Kirkwood Classification and Pay Plan, effective January 12, 2026 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 10931.

NEW BUSINESS

Bill 11113, granting approval of a Major Site Plan for a restaurant and a Special Use Permit for a drive-through facility at the property known as 10300 Manchester Road (Greentree Center), subject to certain conditions was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the Bill as read.

The Bill received first reading approval and was held over.

Bill 11114, adopting the 2021 International Plumbing Code, with modifications, and repealing the current Plumbing Code was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Luetzow to accept the Bill as read.

The Bill received first reading approval and was held over.



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Bill 11115, adopting the 2021 International Residential Code, and repealing the existing Residential Code 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 11116, amending Chapter 17 of the Kirkwood Code of Ordinances by adding a new Article XVII for the purpose of banning entertainment devices offering monetary prizes was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Luetzow to accept the Bill as read. A discussion took place.

The Bill received first reading approval and was held over.

Resolution 1-2026, approving the Final Site 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 Zimmer 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	“Yes”

CONSENT AGENDA ITEMS FOR DISCUSSION

Motion was made by Council Member Zimmer and seconded by Council Member McLean to approve the December 18, 2025 minutes.

A motion was made by Council Member Schaefer and seconded by Council Member Zimmer to amend the minutes by amending Bill 11111 under New Business to add Council Member Schaefer making the motion and Council Member Zimmer making the second to approve the Bill for first reading approval. The motion to amend was unanimously approved.

A motion was made by Council Member Luetzow and seconded by Council Member Zimmer to amend the minutes by amending Bill 11112 under New Business to add Council Member Luetzow making the motion and Council Member Zimmer making the



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second to approve the Bill for first reading approval. The motion to amend was unanimously approved.

The minutes as amended passed with all in favor. Council Member Schaefer abstained.

CITY COUNCIL REPORTS

Council Member Jaksetic reported on the upcoming Landmarks Commission meeting scheduled for January 14, noting an agenda item regarding 751 North Taylor Avenue.

Council Member Schaefer regarded a Boy Scout attending the meeting to earn a merit badge.

INTERIM CHIEF ADMINISTRATIVE OFFICER REPORTS

Mr. Weidler had nothing to report.

CITY ATTORNEY REPORTS

Ms. Graves had nothing to report.

CITY CLERK REPORTS

Ms. Asche had nothing to report.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 8:22 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, January 22, 2026.

Laurie Asche
City Clerk