



**Special City Council Meeting Agenda
Kirkwood City Council
City Hall, Council Chambers
139 South Kirkwood Road
Kirkwood, MO 63122
Thursday, April 9, 2026, 6:00 p.m.
Posted on April 3, 2026 at 8:00 a.m.**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. INTRODUCTIONS AND RECOGNITIONS - NONE**
- IV. PRESENTATIONS - NONE**
- V. PUBLIC HEARINGS - NONE**
- VI. PUBLIC COMMENTS – 3 MINUTE LIMIT PER PERSON**

The Public Comments portion of the meeting is an opportunity for the City Council to listen to comments from citizens. It is not a question and answer session and the City Council will not respond to comments or answer questions during this period. The Mayor may refer any matter brought up to the City Council to the Interim Chief Administrative Officer or City Clerk if action is needed.
- VII. CONSENT AGENDA - NONE**
- VIII. UNFINISHED BUSINESS**
 - 1. Bill 11123, granting a Special Use Permit for Outdoor Use and Outdoor Dining at 612 West Woodbine Avenue (Lona's Lil Eats) subject to certain conditions
- IX. NEW BUSINESS - NONE**
- X. CONSENT AGENDA ITEMS FOR DISCUSSION (IF ANY)**
- XI. CITY COUNCIL REPORTS**
- XII. INTERIM CHIEF ADMINISTRATIVE OFFICER REPORTS**
- XIII. CITY ATTORNEY REPORTS**
- XIV. CITY CLERK REPORTS**
- XV. MEETING ADJOURNMENT**

The next regular meeting of the Kirkwood City Council will take place at **7:00 p.m. on Thursday, April 16, 2026.**



CONTINUED ITEMS
NONE

TABLED ITEMS
NONE

Kirkwood City Council: Mayor Liz Gibbons, Council Members Gina Jaksetic, Nancy Luetzow, Mark McLean, Al Rheinnecker, Paul Schaefer, and Mark Zimmer

Contact Information: For full City Council contact information visit www.kirkwoodmo.org/council. To contact the City Clerk call 314-822-5802. To contact the Interim Chief Administrative Officer call 314-822-5801.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

BILL 11123

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR USE AND OUTDOOR DINING AT 612 W. WOODBINE AVENUE (LONA'S LITTLE EATS) SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Kurt Kaemmerlen of Kaemmerlen Facility Solutions, on behalf of Lona's Little Eats, made application (SUP-01-26) for a Special Use Permit for Outdoor Use (meat smoker) and Outdoor Dining for a restaurant at 612 W. Woodbine Avenue in the B-1, Neighborhood Zoning District; and

WHEREAS, the Planning and Zoning Commission did on the 4th day of February 2026, recommend the granting of said Special Use Permit subject to certain conditions after finding that the request met the criteria listed in Sections 25-20(e) and (f) of the Zoning and Subdivision Code; and

WHEREAS, the Council did on the 5th day of March 2026, hold a public hearing with respect to such application after duly advertising and giving proper notice of such hearing; and

WHEREAS, the Council does find that the granting of such Special Use Permit would not substantially increase traffic hazards or congestion, substantially increase fire hazards, adversely affect the character of the neighborhood, adversely affect the general welfare of the community, or overtax public utilities; and

WHEREAS, the Council does find that the granting of such Special Use Permit would meet the criteria listed in Sections 25-20(e) and (f) of the Zoning and Subdivision Code; and

WHEREAS, the Council does further find that the general welfare requires that such Special Use Permit approval be subject to the conditions hereinafter set out.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. A Special Use Permit is hereby granted for Outdoor Use for a meat smoker and Outdoor Dining for a restaurant at the property addressed as 612 W. Woodbine Avenue, subject to the following conditions:

1. The meat smoker may be used overnight – outside of the restaurant hours of operation in the B-1 Neighborhood District.
2. Outdoor Dining shall be permitted for up to 36 seats on the north side of the building adjacent to W. Woodbine Avenue.
3. The Outdoor Dining shall comply with all conditions herein and with Section 25-45(o) of the Zoning and Subdivision Code.

4. The days and hours of operation for the outdoor dining shall be permitted daily from 7 a.m. to 11 p.m.

SECTION 2. The approval of this Special Use Permit shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 3. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.

SECTION 4. The applicant, by accepting and acting under the Special Use Permit herein granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this ordinance and agrees to comply with each provision, subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

SECTION 5. The applicant further agrees by accepting and acting under this Special Use Permit approval herein granted that this ordinance does not grant applicant any special rights, privileges, or immunities.

SECTION 6. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Mayor, City of Kirkwood

ATTEST:

City Clerk
Public Hearing: March 5, 2026
1st Reading:
2nd Reading:

Legislation Request

Request Type*

- Resolution
- Ordinance

Place on the Agenda of:

2026-03-05

Step 1:**Strategic Plan**

- Yes
- No

Goal # & Title

n/a

Background To Issue:

Kurt Kaemmerlen of Kaemmerlen Facility Solutions made application (SUP-01-26) on behalf of Lona's Little Eats for a Special Use Permit for Outdoor Use and Outdoor Dining for a restaurant at 612 W. Woodbine Avenue in the B-1, Neighborhood Zoning District. The new restaurant requests an outdoor dining area on the sidewalk in front and a meat smoker in the rear of the building.

Recommendations and Action Requested

After a majority of the Commission approved proceeding without a subcommittee, the Commission found that the request met the review criteria for a Special Use Permit in Sections 25-20(e) and (f) of the Zoning and Subdivision Code and recommended approval with conditions by a vote of 5 in favor, 2 opposed, and one abstention. The conditions and additional background information regarding the application may be found in the attached memo from City Staff to the City Council.

Alternatives Available:

n/a

Does this project have a public information component?

- Yes
- No

Cost:

\$0.00

Account Number

000-00-000-000-000-000000

Account Name

n/a

Project Number

n/a

Budgeted:**Amount**

- Yes
- No

Department Head Comments:**By:**

Amy Lowry

Date

2026-02-27

Authenticated:

KIRKWOODMO\lowryag

- Send Directly to City Clerk

You can attach up to 3 files along with this request

2026-03-05 SUP-01-26 Ordinance.doc

41KB

2026-03-05 SUP-01-26 Memo to CC.doc

96KB

2026-03-05 CC Packet.pdf

6.01MB

Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)

- Approve
- Disapprove

Purchasing Director's Comments

By:	Date	Authenticated:
<input type="radio"/> Sara Foan-Oliver		
<input type="radio"/> Rachel Shelley		

You can attach up to 3 files along with this request

Step #3: if budgetary approval is required (Must have Finance Department's approval)

- Budgetary Approval
- Appropriation
- Transfer of Funds

Finance Director's Comments

By:	Date	Authenticated:
<input type="radio"/> Mary Sprung		
<input type="radio"/> Jennifer Forgy		

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda

- Approve
- Disapprove

Chief Administrative Officer Comments:

By: 	Date	3/2/2026
---	------	----------

PUBLIC HEARING

A request for a Special Use Permit for Outdoor Use (meat smoker) and for Outdoor Dining for Lona's Little Eats restaurant in the B-1 Zoning District at 612 West Woodbine Avenue.

City Planner II Amy Lowry will present the matter.

EXHIBIT 1

Affidavit of Publication showing that the ad
was placed in the St. Louis Countian on
February 13, 2026.

EXHIBIT 2


Affidavit of Publication showing that the ad was placed in the Webster/Kirkwood Times on February 13, 2026.

AFFIDAVIT OF PUBLICATION

Date: 2/12/2026

City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times February 13, 2026 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF PUBLIC HEARING
before the City Council of
City of Kirkwood, MO

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, March 5, 2026 to consider the following:

A request for a Special Use Permit for Outdoor Use (meat smoker) and for Outdoor Dining for Lona's Little Eats restaurant in the B-1 Zoning District at 612 West Woodbine Avenue.

Laurie Asche, City Clerk

The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

EXHIBIT 3

A list of property owners whom notice of the public hearing was sent to.

PROPERTY OWNER
527 W WOODBINE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
56 WORTHINGTON ACCESS DR
MARYLAND HEIGHTS, MO 63043

PROPERTY OWNER
621 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
537 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
131 W ARGONNE AVE SUITE 200
SAINT LOUIS, MO 63122

PROPERTY OWNER
131 W ARGONNE AVE SUITE 200
SAINT LOUIS, MO 63122

PROPERTY OWNER
512 ANDREWS AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
104 N BALLAS RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
605 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
520 ANDREWS AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
515 S GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
131 W ARGONNE AVE SUITE 200
SAINT LOUIS, MO 63122

PROPERTY OWNER
600 W WOODBINE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
993 GRAVOIS RD
FENTON, MO 63026

PROPERTY OWNER
527 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
614 E MONROE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
2342 LAKE VIEW AVE
LOS ANGELES, CA 90039

PROPERTY OWNER
131 W ARGONNE AVE SUITE 200
SAINT LOUIS, MO 63122

PROPERTY OWNER
615 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
10920 BAILEY SCHOOL RD
FESTUS, MO 63028

PROPERTY OWNER
524 W WOODBINE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
12000 MANHATTAN PLACE DR
SAINT LOUIS, MO 63131

PROPERTY OWNER
541 W WOODBINE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
457 HEMAN DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
340 W JEFFERSON AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
456 MAGNOLIA AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
600 MCKINLEY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
621 W WOODBINE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
610 MCKINLEY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
623 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
531 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
541 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
509 S GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
304 HIGH ST
WASHINGTON, MO 63090

PROPERTY OWNER
114 W ELM ST 6
O FALLON, MO 63366

PROPERTY OWNER
10 COUNTRY LIFE ACRES
SAINT LOUIS, MO 63131

PROPERTY OWNER
604 MCKINLEY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
439 HEMAN DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1580 N WOODLAWN ST
SAINT LOUIS, MO 63122

PROPERTY OWNER
602 MCKINLEY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
340 W JEFFERSON AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
606 MCKINLEY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
601 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
131 W ARGONNE AVE SUITE 200
SAINT LOUIS, MO 63122

PROPERTY OWNER
609 ROSEWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2342 LAKE VIEW AVE
LOS ANGELES, CA 90039

PROPERTY OWNER
5218 NOTTINGHAM AVE
SAINT LOUIS, MO 63109

PROPERTY OWNER
513 W WOODBINE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
446 HEMAN DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
442 HEMAN DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
511 W WOODBINE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
403 FAIRWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
448 MAGNOLIA AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
618 MCKINLEY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1318 DOUGHERTY FERRY RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
131 W ARGONNE AVE SUITE 200
SAINT LOUIS, MO 63122

PROPERTY OWNER
510 ANDREWS AVE
SAINT LOUIS, MO 63122

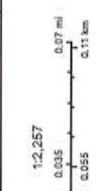
PROPERTY OWNER
518 W WOODBINE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
340 W JEFFERSON AVE
SAINT LOUIS, MO 63122

EXHIBIT 4

A viewer map showing the list of property owners of whom notice of the public hearing was sent to.

ArcGIS Web Map



2/5/2026, 11:10:01 AM

- Parcels
- Local Register

- + Landmarks

- + Districts

- + National Register

Map data © OpenStreetMap contributors, CC-BY-SA

ArcGIS Web AppBuilder
Map data © OpenStreetMap contributors, CC-BY-SA

EXHIBIT 5

A Memorandum from City Planner II Amy
Lowry dated March 5, 2026

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM: AMY LOWRY, PLANNER II

SUBJECT: SUP-01-26; SPECIAL USE PERMIT AMENDMENT FOR OUTDOOR USE AND OUTDOOR DINING, 612 W. WOODBINE AVENUE, LONA'S LITTLE EATS RESTAURANT

DATE: MARCH 5, 2026

CC: DAVID WEIDLER, INTERIM CHIEF ADMINISTRATIVE OFFICER
JONATHAN RAICHE, PLANNING & DEVELOPMENT SERVICES DIRECTOR

DESCRIPTION OF REQUESTS

Kurt Kaemmerlen of Kaemmerlen Facility Solutions made application (SUP-01-26) on behalf of Lona's Little Eats for a Special Use Permit for Outdoor Use and Outdoor Dining for a restaurant at 612 W. Woodbine Avenue in the B-1, Neighborhood Zoning District. The new restaurant requests an outdoor dining area on the sidewalk in front and a meat smoker in the rear of the building. A restaurant is permitted with standards in the B-1, Neighborhood Business District. The standards under Zoning Code §25-36(z) are (1) the maximum size of any tenant space shall not exceed 5,000 square feet; and (2) establishments shall not operate between 11:00 p.m. and 7:00 a.m. unless hours are extended by special use permit. The property is 34,932 square feet and the restaurant portion of the existing building is about 4,500 square feet. According to applicant's cover letter, the operating hours would be 11 a.m. to 9 p.m., 6 days per week, although hours may be extended to 10 p.m. on Friday and Saturday. The restaurant would be closed on Sunday. The number employees would be 15, with 8 to 10 on the maximum shift. Because there is no physical expansion of the building, no additional parking on site is required.

DISCUSSION AND RECOMMENDATION OF THE P&Z COMMISSION

Zoning Matters signs were placed on the property on January 29, 2026. The request was introduced at the Planning & Zoning Commission meeting on February 4, 2026. The Commission discussed the following:

- The smoker would be sitting on casters with brakes, will be tethered, and include a flexible hose gas connection. It is intended to stay in place, but it can be mobile, and it will be surrounded by 6' tall wood fencing with a locked gate.
- The applicant stated that the smoke would not be overpowering as it is not a heavy smoke. The City's nuisance code addresses offensive odors.
- No other restaurants currently have an outside smoker. Salt + Smoke has an interior smoker and did not need an SUP, but Honey Pit Smokehouse obtained an SUP for an outside smoker. Staff did not recall any reports of odor issues with the latter smoker, adding that it was mostly enclosed with only a little room at the top for venting.

- There is separation between the restaurant and the apartments to the south with the parking lot, landscape area, and a street cul-de-sac in between which puts the proposed smoker approximately 150 feet from the nearest residence.
- Lona's purchased the entire building. The outdoor seating will extend in front of the other leased spaces.
- The restaurant use takes most of the parking spaces, but there are additional spaces for the remaining tenant space.
- In the rear of the building, the building addition to the west of the smoker will be removed and replaced by a cooler. Access to the smoker will be provided through an adjacent door on the rear of the existing building.
- The restaurant would like to use speakers in the outdoor dining area, but no live entertainment.

The Commission passed a motion to proceed without a subcommittee meeting or Staff recommendation by a vote of 5-3. Note, this vote was specifically about whether or not a subcommittee should be formed.

After a majority of the Commission approved proceeding without a subcommittee, the Commission found that the request met the review criteria for a Special Use Permit in Sections 25-20(e) and (f) of the Zoning and Subdivision Code and recommended approval with conditions by a vote of 5 in favor, 2 opposed, and one abstention. The following are the approved conditions:

1. Standard Planning and Zoning approval conditions;
2. Outdoor entertainment in the form of speakers, but no live entertainment;
3. Use of smoker overnight is permitted; and
4. Operating hours for the outdoor dining to be the same as the restaurant.

COUNCIL REVIEW

After the Planning and Zoning Commission meeting, Staff identified a potential issue with the request for outdoor entertainment. According to Kirkwood Code of Ordinances Section 20-95(b)(1)(b), outdoor speakers or music are not be permitted on public sidewalks. The applicant will be providing a survey so that we can determine if the area in front of the building is a public sidewalk. If so, Staff will amend the Ordinance to remove the approval for outdoor entertainment.

EXHIBIT 6

The report of the Planning & Zoning
Commission meeting dated February 5, 2026



WHERE COMMUNITY AND SPIRIT MEET™

February 5, 2026

David Weidler
Interim Chief Administrative Officer

At the February 4, 2026 meeting of the Planning and Zoning Commission, the following action was taken:

1. After a presentation by Staff and review of an application for a Special Use Permit for Outdoor Use (meat smoker) and for Outdoor Dining for Lona's Little Eats restaurant at 612 W. Woodbine Avenue in the B-1 Neighborhood Business Zoning District, the Commission recommended approval by a vote of 5-2, with one abstention. A public hearing before City Council is requested on this application.

There being no business for the February 18 meeting, the next meeting of the Planning and Zoning Commission will be held on March 4, 2026.

Respectfully submitted,

Sandy Washington, Vice Chair
Planning and Zoning Commission

EXHIBIT 7

Kirkwood Code of Ordinances.

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM: AMY LOWRY, PLANNER II

SUBJECT: SUP-01-26; SPECIAL USE PERMIT AMENDMENT FOR OUTDOOR USE AND OUTDOOR DINING, 612 W. WOODBINE AVENUE, LONA'S LITTLE EATS RESTAURANT

DATE: MARCH 5, 2026

CC: DAVID WEIDLER, INTERIM CHIEF ADMINISTRATIVE OFFICER
JONATHAN RAICHE, PLANNING & DEVELOPMENT SERVICES DIRECTOR

DESCRIPTION OF REQUESTS

Kurt Kaemmerlen of Kaemmerlen Facility Solutions made application (SUP-01-26) on behalf of Lona's Little Eats for a Special Use Permit for Outdoor Use and Outdoor Dining for a restaurant at 612 W. Woodbine Avenue in the B-1, Neighborhood Zoning District. The new restaurant requests an outdoor dining area on the sidewalk in front and a meat smoker in the rear of the building. A restaurant is permitted with standards in the B-1, Neighborhood Business District. The standards under Zoning Code §25-36(z) are (1) the maximum size of any tenant space shall not exceed 5,000 square feet; and (2) establishments shall not operate between 11:00 p.m. and 7:00 a.m. unless hours are extended by special use permit. The property is 34,932 square feet and the restaurant portion of the existing building is about 4,500 square feet. According to applicant's cover letter, the operating hours would be 11 a.m. to 9 p.m., 6 days per week, although hours may be extended to 10 p.m. on Friday and Saturday. The restaurant would be closed on Sunday. The number employees would be 15, with 8 to 10 on the maximum shift. Because there is no physical expansion of the building, no additional parking on site is required.

DISCUSSION AND RECOMMENDATION OF THE P&Z COMMISSION

Zoning Matters signs were placed on the property on January 29, 2026. The request was introduced at the Planning & Zoning Commission meeting on February 4, 2026. The Commission discussed the following:

- The smoker would be sitting on casters with brakes, will be tethered, and include a flexible hose gas connection. It is intended to stay in place, but it can be mobile, and it will be surrounded by 6' tall wood fencing with a locked gate.
- The applicant stated that the smoke would not be overpowering as it is not a heavy smoke. The City's nuisance code addresses offensive odors.
- No other restaurants currently have an outside smoker. Salt + Smoke has an interior smoker and did not need an SUP, but Honey Pit Smokehouse obtained an SUP for an outside smoker. Staff did not recall any reports of odor issues with the latter smoker, adding that it was mostly enclosed with only a little room at the top for venting.

- There is separation between the restaurant and the apartments to the south with the parking lot, landscape area, and a street cul-de-sac in between which puts the proposed smoker approximately 150 feet from the nearest residence.
- Lona's purchased the entire building. The outdoor seating will extend in front of the other leased spaces.
- The restaurant use takes most of the parking spaces, but there are additional spaces for the remaining tenant space.
- In the rear of the building, the building addition to the west of the smoker will be removed and replaced by a cooler. Access to the smoker will be provided through an adjacent door on the rear of the existing building.
- The restaurant would like to use speakers in the outdoor dining area, but no live entertainment.

The Commission passed a motion to proceed without a subcommittee meeting or Staff recommendation by a vote of 5-3. Note, this vote was specifically about whether or not a subcommittee should be formed.

After a majority of the Commission approved proceeding without a subcommittee, the Commission found that the request met the review criteria for a Special Use Permit in Sections 25-20(e) and (f) of the Zoning and Subdivision Code and recommended approval with conditions by a vote of 5 in favor, 2 opposed, and one abstention. The following are the approved conditions:

1. Standard Planning and Zoning approval conditions;
2. Outdoor entertainment in the form of speakers, but no live entertainment;
3. Use of smoker overnight is permitted; and
4. Operating hours for the outdoor dining to be the same as the restaurant.

COUNCIL REVIEW

After the Planning and Zoning Commission meeting, Staff identified a potential issue with the request for outdoor entertainment. According to Kirkwood Code of Ordinances Section 20-95(b)(1)(b), outdoor speakers or music are not be permitted on public sidewalks. The applicant will be providing a survey so that we can determine if the area in front of the building is a public sidewalk. If so, Staff will amend the Ordinance to remove the approval for outdoor entertainment.



PLAN DETAILED REPORT SUP-0001-26 FOR CITY OF KIRKWOOD

Plan Type: Special Use Permit	Project:	App Date: 01/16/2026
Work Class: Special Use	District: Not Applicable	Exp Date: 01/16/2027
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval
Description: Requesting special use for outdoor seating and outdoor smoker.		Expire Date:

Parcel: 24N611180	Main	Address: 612 W Woodbine Ave Kirkwood, MO 63122	Main	Zone: B-1
--------------------------	------	--	------	------------------

Contractor	Owner/Option Holder	Agent	Applicant
Craig LaBoube	pierce w powers	pierce w powers	Kurt Kaemmerlen
Home: 3148794753	2801 Accomac Street	2801 Accomac Street	1539 S. Kingshighway Blvd
Mobile: (314) 879-4753	St. Louis, MO 63104	St. Louis, MO 63104	St Louis, MO 63110
	Business: 3142237330	Business: 3142237330	Business: 3148794753
	Mobile: (314) 223-7330	Mobile: (314) 223-7330	Mobile: (314) 879-4753

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00006588	Special Use Fee		\$1,000.00	\$1,000.00
Total for Invoice INV-00006588			\$1,000.00	\$1,000.00
Grand Total for Plan			\$1,000.00	\$1,000.00



KAEMMERLEN FACILITY SOLUTIONS

1539 S Kingshighway St. Louis, MO 63110

Phone: (314) 535-2222 Fax: (314) 535-6205

Website: <http://www.kps-stl.com>

From the desk of Craig LaBoube

Email: craigl@kaemmerlensolutions.com

SUP SMOKER AND OUTDOOR SEATING

Lona's Lil Eats will be open 6 days a week 11am to 9 pm (possibly 10pm Friday and Saturday). We will have a max number of 15 people working at the building at any given time, more commonly 8-10. We will smoke our meats overnight and in the mornings.

We are proposing adding up to 36 seats for the outdoor seating to the front of the building, and adding an outdoor smoker in the back of the building.

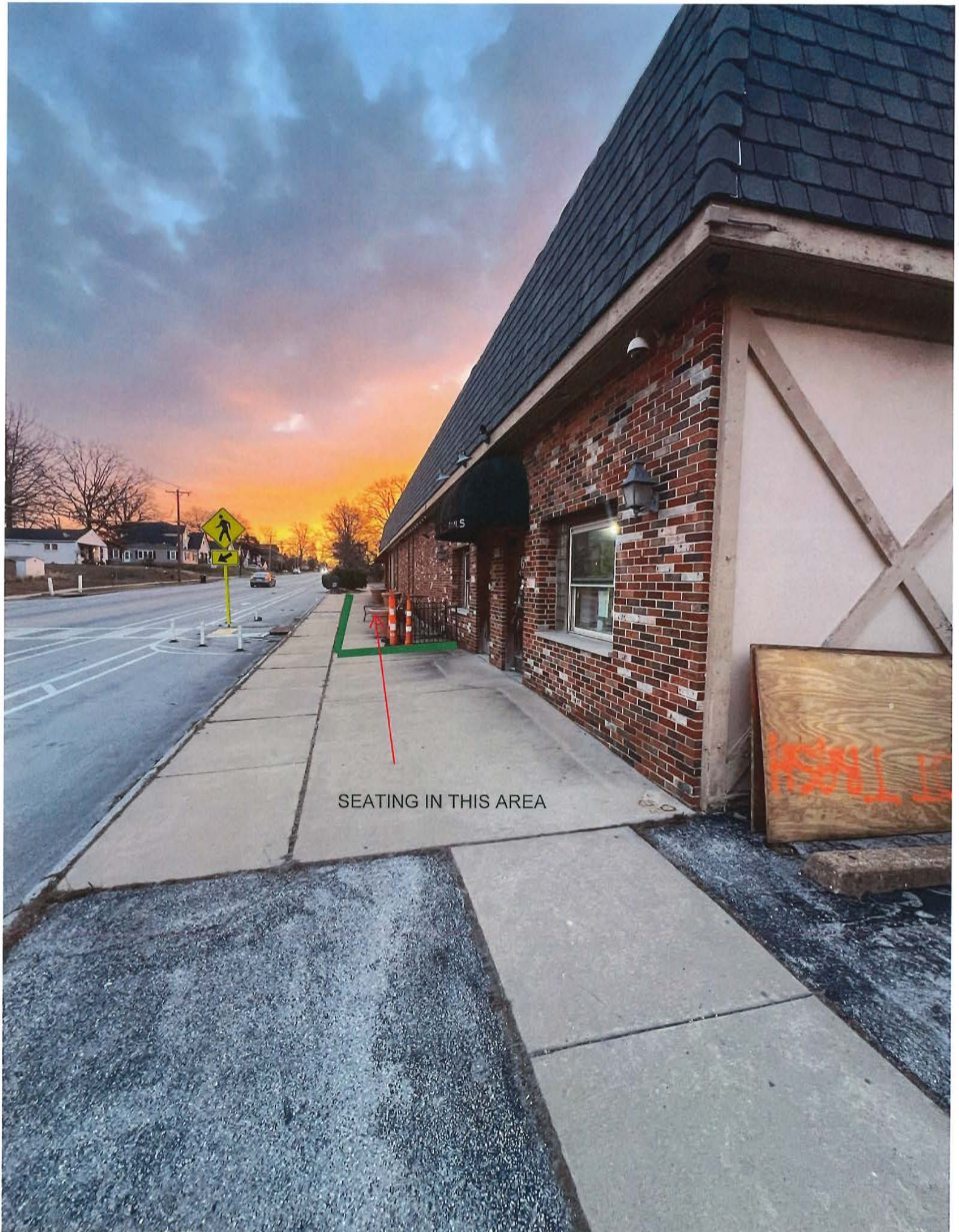
For the smoker we will have;

- Unit will be tethered.
- A automatic quick-close valve for the gas supply line
- Flue shall be 2 feet above any area within 10 feet
- Flue clearance to any roof cover required (possible double wall flue)
- Water hose bib closely accessible with hose attached
- Area and amount of wood to be stored

Please let me know if you have any questions and we will address any clarifications needed.

Thank you,

Craig LaBoube
Kaemmerlen Solutions



SEATING IN THIS AREA

Electric service will need to be relocated.



SMOKER IN THIS AREA



MODEL EL-ED/X



Revolving Racks: (12) 18" x 48"
Cooking Surface: 72 Sq. Ft.



**OLE HICKORY
PITS™**

WOOD BURNING BARBECUE PITS



1-800-223-9667

PO Box 1869 • Cape Girardeau, MO • 63702-1869

4077 Nash Road • Scott City, MO • 63780

Email: main@olehickorypits.com

www.olehickorypits.com

Warranty Procedure



IMPORTANT Please Read

Should there be a mechanical problem with your warranted unit(s) Monday through Friday, follow the procedure below.

1. Call our Service Department, at 1-800-223-9667 between the hours of 8:00 am - 5:00 pm, Monday thru Friday CST. Give them the Model and Serial Number of your unit.

2. Explain the problem. Most often the problem can be handled by the Service Manager.

If the problem requires a service company, OHP Service Manager will contact the service company, ascertain the work needed, issue an authorization number to the service company and contact you with date, time and service work that has been pre-approved.

3. After pre-assigned service has been completed, call the OHP Service Manager to make sure defective parts are returned and all work has been completed.

Should there be a mechanical problem with your warranted unit(s) during the weekend or any holidays that OLE HICKORY PITS home office is not opened, follow the procedure below.

1. Call our office at 1-800-223-9667 and leave message containing Name, Address, Business Name, Model, Serial # and mechanical problem. Also leave the name and phone number of the pre-approved service company you will be using.
2. Contact your pre-approved service company.
3. Contact OLE HICKORY PITS, during the next regular business day that the required work has been completed and defective parts have been returned.

Failure to follow the above may result in warranty claim being denied.



Also read and follow the **LIMITED WARRANTY** Page in this manual.

Electrical Specifications

Specifications:

120 Volts, 60 HZ, 1 Phase
AVOID NON-GROUNDED EXTENSION CORDS
15 amp Wiring

Instructions:

1. Electrical receptacles must be wired in accordance with local codes and supplied by a qualified electrician.
2. All switches should be in the "OFF" position prior to power cord plug insertion into receptacle.

Equipment:

1. One standard 1/4 horse motor drives the gear reducer (96 tooth sprocket) for rotisserie operation.
2. Two 1/4 horse 1,625 RPM motor for convection fan.
3. Gas burner is equipped with an electrical igniter system. (See complete burner instructions)

NOTICE:

Burner electrical system is wired through an upper limit switch, which is preset at 350 degrees F. If the temperature inside the cooking chamber exceeds 350 degrees F., the upper limit switch will not allow the burner to fire again until the upper limit button, located under the service access panel, is manually reset.

⚠WARNING⚠: The thermostat is not designed to reduce the temperature if fire gets too hot from excessive wood usage.

General Specifications

Dimensions:

Over-all Depth:	8' 3/4"
Width:	5' 9"
Height:	7' 2"
Weight:	2400 pounds

Materials:

Basic Frame:	12 gauge steel, welded to 1 1/2" tubular steel 3/16" thick square steel legs
Front:	22 gauge stainless steel, type 304 # 4 finish
Sides, Top & Front:	22 gauge stainless steel
Firebox Door:	1/4" steel plate, 19" h., 19" w.

Rack Levels:

Chrome wire (Stainless steel available at extra charge)
(12) each rack is 48" x 18"
Total Cooking Surface Area: 72 Sq. Ft.

Insulation:

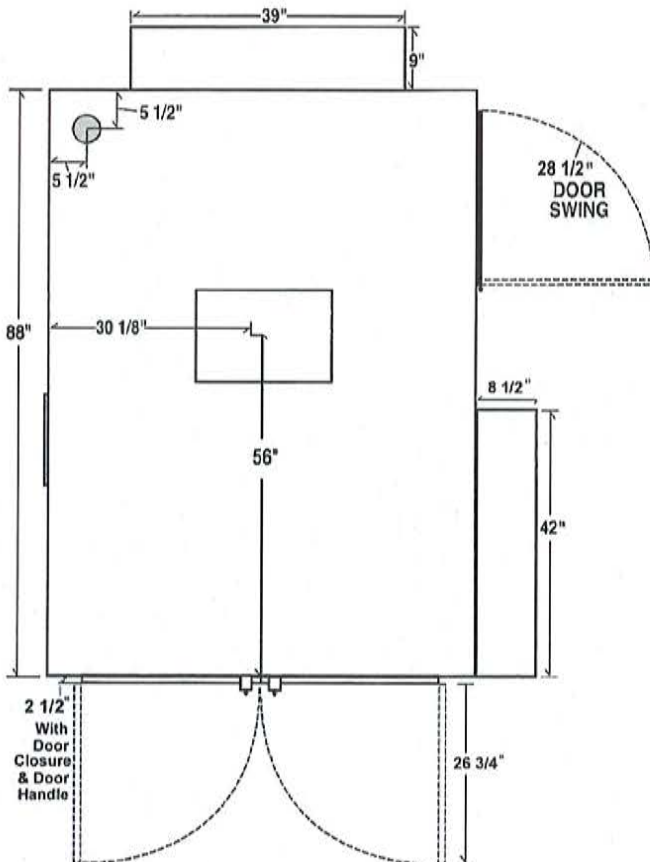
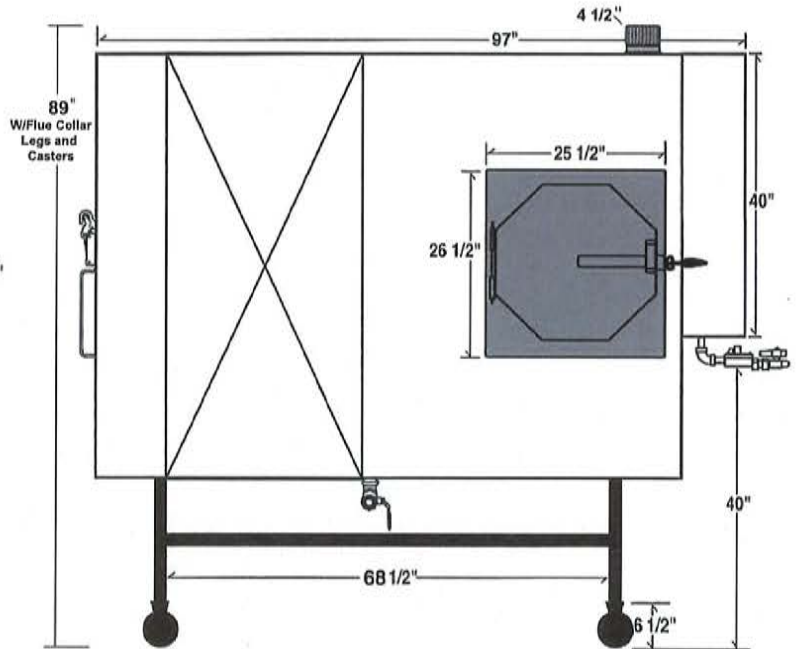
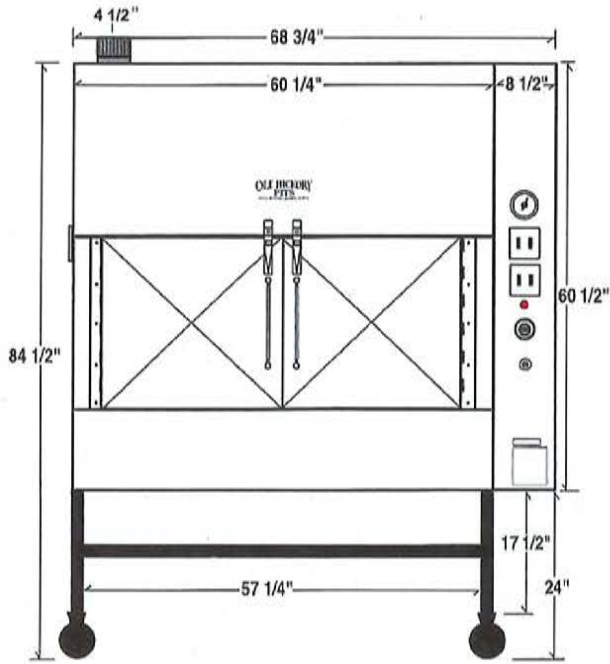
Mineral Wool Rated to 1500 degrees F.
(Contains NO Asbestos)

Top:	1 1/2" thick
Back & Sides:	1" thick
Front & Doors:	1 1/2" thick

Rotisserie:

Chain driven from 1/4 horse motor and reduction gear.

MODEL EL-ED/X



Construction: Heavy duty 12 gauge steel interior side walls (100% welded & inspected seams) tubular steel frame, 22 gauge stainless steel exterior, mineral wool insulation – rated 1200 degrees F. (contains no asbestos or fiberglass)

Electrical: 110 volts, 60 HZ, single phase, 15 amp – AVOID NON-GROUNDED EXTENSION CORDS.

Gas Burner: One (1) 65,000 BTU burner with electronic ignition. Available for LPG (Propane) or natural gas.

Firebox: Two (2) regular fireplace size logs will last for up to 6 hours of cooking. Air over firebox circulation.

Temperature range: Thermostat control range 100 degrees F. to 325 degrees F.

Upper Limit Control Switch: Extra safety feature (set at 350 degrees F).

Dial Thermometer: 2 1/2" diameter.

Heavy Duty Foot Switch: Rotisserie advance.

Casters: Four (4) Heavy duty, ETL approved.

Convecture™ System: Two (2) 1/4 HP motor with 10" fan blade provides a mix of both heat and smoke for product consistency.

Flue: 4" Diameter.

Grease Drain: 2" Pipe with 2" Ball Valve.

Weight: 2600 lbs, uncrated.

Rotisserie: 12 Racks, 18" X 48", 72 Sq. Ft. total cooking surface. Nickel-chrome (stainless available at extra cost) removable for easy cleaning.

Rotisserie Drive: Heavy duty 1/4 HP motor – long lasting chain drive system utilizing gear reduction.

Optional Equipment: Cook and Hold, Competition Switch and other options available.



Intertek
6006430
CONFORMS TO ANSI STD Z83.11; NSF STD 4
CERTIFIED TO CSA STD 1.8

Ole Hickory Pits ~ 1-800-223-9667 ~ (573) 334-3377 ~ www.olehickorypits.com

REV 102518



**KAEMMERLEN
FACILITY
SOLUTIONS**

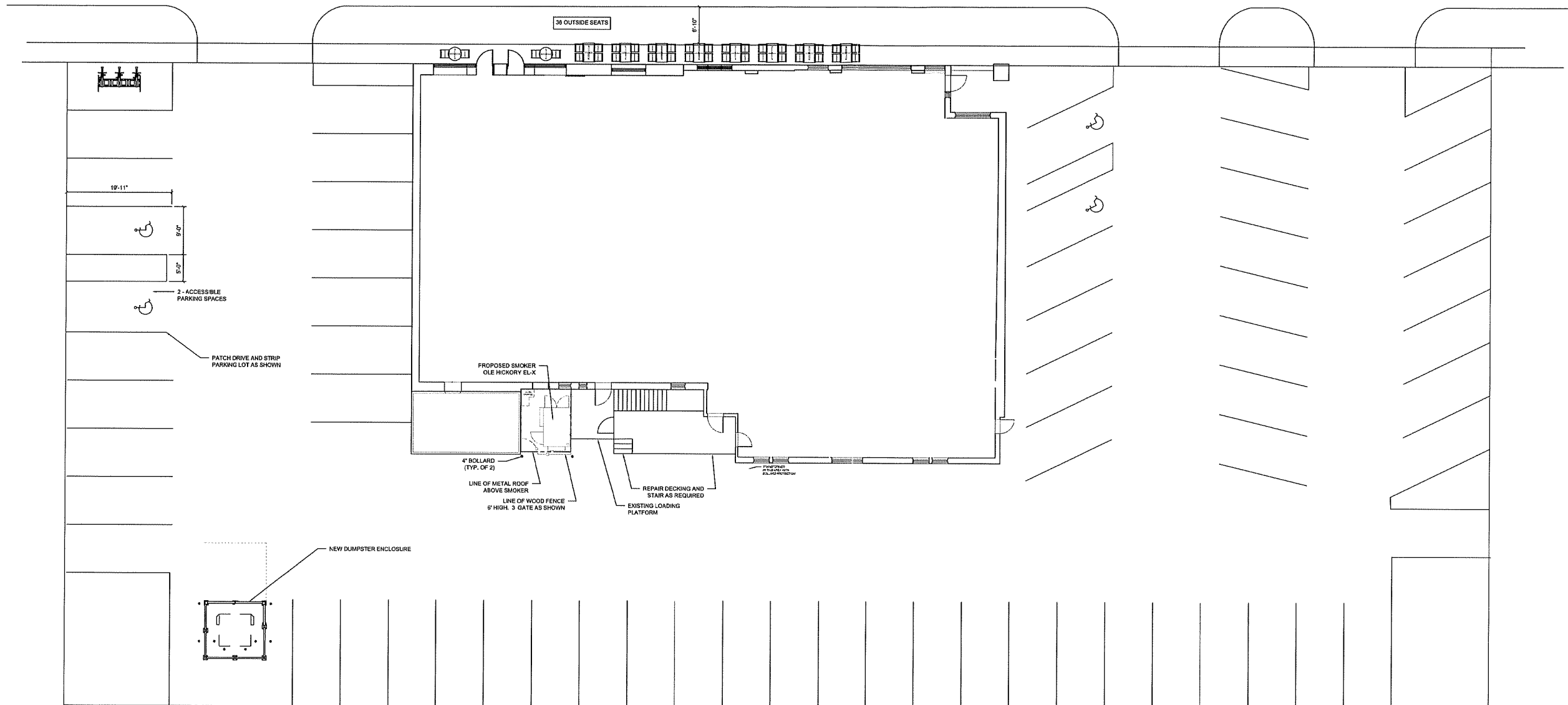
1539 S. KINGSHIGHWAY
SAINT LOUIS, MO 63110
314-535-2222

LONA'S LIL EATS
NEW RESTAURANT RENOVATION
612 W. WOODBINE, KIRKWOOD, MO 63122

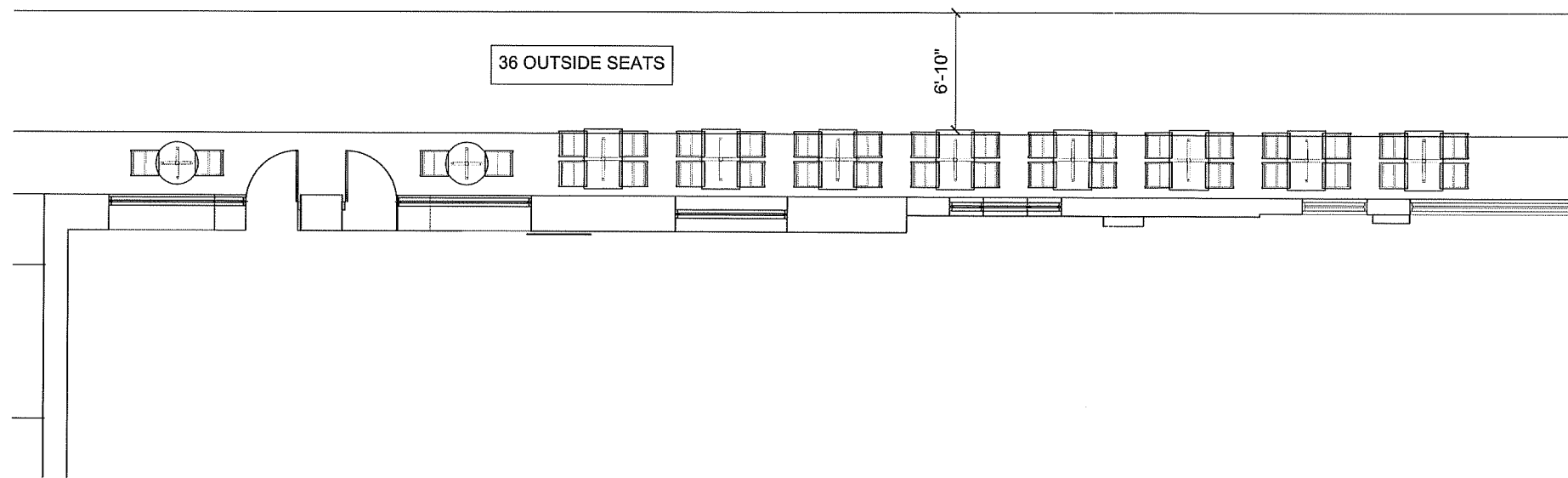
REVISIONS

SCALE
AS NOTED
ISSUE DATE
1/15/2025
DRAWN BY

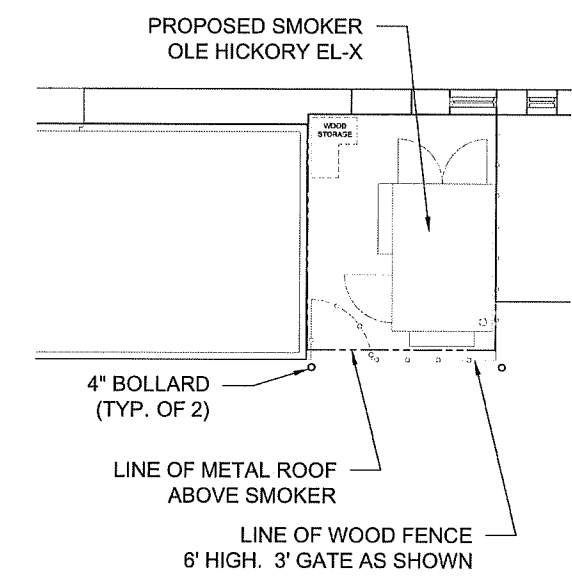
AS100
ARCHITECTURAL
SITE
PLAN



OVERALL SITE PLAN - 1" = 10'



ENLARGED OUTSIDE SEATING - NO SCALE



ENLARGED SMOKER - NO SCALE