



## RECORD OF PROCEEDING

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### MEETING OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD AT 7601 MANCHESTER ROAD

MAY 28, 2024

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The meeting was called to order at 7:00 p.m., Mayor Greenberg presiding.

PLEDGE OF ALLEGIANCE was recited.

ON ROLL CALL, the following members were PRESENT: Mayor Greenberg, Councilmember Coriell, Councilmember Garcia, Councilmember Homa, Councilmember Faulkingham, Councilmember Mattox, and Councilmember Page.

MOTION TO EXCUSE COUNCILMEMBER: None.

APPROVAL OF COUNCIL AGENDA: Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

APPROVAL OF THE MAY 14, 2024 CITY COUNCIL MEETING MINUTES: Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

PUBLIC HEARING TO HEAR CITIZENS' COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW SHORT-TERM VACATION RENTALS AT 7436 RICHMOND PLACE: Resident Christine Dugan expressed concern about the property being rented without an owner being present and referenced potential parties, neighbor parking issues and the number of young children in the neighborhood. Resident Gayle Rosenthal echoed Christine Dugan's concerns and stated she was opposed to the approval. The petitioner, Melissa Urspruch, stated the rentals will be part-time and she will have people park in her driveway.

PUBLIC HEARING TO HEAR CITIZENS' COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT AT 7570 WEST BRUNO AVENUE: None.

PUBLIC HEARING TO HEAR CITIZENS' COMMENTS ON THE PROPOSED 2024-2025 FISCAL YEAR BUDGET FOR THE CITY OF MAPLEWOOD: None.

PUBLIC FORUM: None.

ANNOUNCEMENTS: Mayor Greenberg stated the Taste of Maplewood event was very successful and well attended.

R24-20 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING NIKKI BISEL TO THE SPECIAL BUSINESS DISTRICT TAX ADVISORY COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-21 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING RAY CRADER TO THE DESIGN AND REVIEW BOARD AND HISTORIC PRESERVATION COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-22 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING VAN-LEAR ECKERT TO THE BOARD OF ADJUSTMENT AND HOUSING BOARD OF APPEALS AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2029 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-23 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING REBECCA FLYNN TO THE PARKS AND RECREATION COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-24 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING ASHLEIGH JOHNSON TO THE LIBRARY BOARD AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-25 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING TIFFANY JONES TO THE SPECIAL BUSINESS DISTRICT TAX ADVISORY COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page.

Nays, none.

R24-26 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING MARY KILLIAN TO THE PARKS AND RECREATION COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2026 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-27 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING SEAN O’GORMAN TO THE DESIGN AND REVIEW BOARD AND HISTORIC PRESERVATION COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-28 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING THOMAS REED TO THE SUSTAINABILITY COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-29 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING HEIDI SCHOEN TO THE SUSTAINABILITY COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-30 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING LAUREN SCHUCHMANN TO THE HUMAN SERVICES COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-31 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING TAMARA SCRIVNER TO THE LIBRARY BOARD AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-32 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING DANA VALENTI TO THE DESIGN AND REVIEW BOARD AND HISTORIC PRESERVATION COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following

roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-33 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING MARK VANDEN AKKER TO THE PLAN & ZONING COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-34 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAPPOINTING SARAH WALKER TO THE PARKS AND RECREATION COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-35 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING COLE WALTERMAN TO THE HUMAN SERVICES COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-36 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING PAVIN WHITE TO THE PARKS AND RECREATION COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-37 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING LIZZIE WILEY TO THE HUMAN SERVICES COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-38 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING C. WILEY TO THE PLAN & ZONING COMMISSION AND ESTABLISHING THEIR TERM OF OFFICE AS EXPIRING JUNE 30, 2027 was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

R24-39 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING AMBER WITHYCOMBE AS CITY CLERK was introduced. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO MELISSA URSRUCH TO ALLOW SHORT-TERM VACATION RENTALS AT 7436 RICHMOND PLACE was given its first reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that the Bill be moved to its second reading, which motion received the approval, by voice vote, of the Council.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO EUGENIA ROSANNE NICHOLSON TO ALLOW AN ACCESSORY DWELLING UNIT AT 7570 WEST BRUNO AVENUE was given its first reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that the Bill be moved to its second reading, which motion received the approval, by voice vote, of the Council.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING THE BUDGET FOR THE CITY OF MAPLEWOOD, MISSOURI, FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 THROUGH JUNE 30, 2025 was given its first reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that the Bill be moved to its second reading, which motion received the approval, by voice vote, of the Council.

BILL 6252, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO JULIUS PHILLIPS OF VINTAGEGOLD88 TO OPERATE A VINTAGE AND COLLECTIBLE RETAIL CLOTHING STORE AT 7170 MANCHESTER ROAD was given its third and final reading. A motion was made by Councilmember Faulkingham that Bill No. 6252 be tabled for the reading of the findings of fact, duly seconded by Councilmember Homa, which motion received the approval, by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to operate a vintage and collectible retail store at 7170 Manchester Road:

- The proposed use complies with all applicable provisions of the Zoning Code.
- The proposed use will contribute to and promote the community welfare and convenience.
- The proposed use will not cause substantial injury to the value of neighboring property.
- The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- The proposed use will not substantially increase traffic hazards.
- The proposed use will not substantially increase fire hazards.
- The proposed use will not overtax public utilities.
- The proposed use will not place an undue burden on municipal services.

It was then moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that the findings of fact be approved, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none.

Councilmember Faulkingham motioned to bring Bill 6252 back onto the table, duly seconded by

Councilmember Homa, which motion received approval, by voice vote, of the Council.

A motion was made by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6252 be approved, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Faulkingham, Garcia, Homa, Mattox and Page. Nays, none. Ordinance No. 6046 was approved.

OLD BUSINESS: None.

COUNCIL COMMUNICATION: Councilmember Mattox thanked the MRH Middle School, the SBD, and Laura Miller for beautifying a walkway path in the 7100 block of Manchester.

MAYOR'S REPORT: Mayor Greenberg mentioned a meeting with One STL and East West Gateway where Maplewood's Green Dining District was discussed, specifically food waste. He added he had a luncheon with six other municipal mayors and attended a St. Louis County Municipal League installation dinner.

CITY ATTORNEY'S REPORT: None.

CITY MANAGER'S REPORT: City Manager Withycombe mentioned the upcoming Juneteenth Event, Maplewood 101, the Library renovation project, a legislative update, and a Fire Department CPR class.

PUBLIC FORUM: None.

MOTION TO HOLD A CLOSED SESSION TO DISCUSS MATTERS RELATING TO REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO: None.

There being no further business before the Council, the meeting adjourned.

Approved this 11<sup>th</sup> day of June, 2024

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Barry Greenberg, Mayor

Attest:

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Anthony Traxler, Deputy City Clerk