



RECORD OF PROCEEDING

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

JUNE 11, 2024

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 Mattox, and Councilmember Page.

MOTION TO EXCUSE COUNCILMEMBER: Councilmember Homa motioned to excuse Councilmember Faulkingham, seconded by Councilmember Coriell, which motion received the approval of the Council.

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

APPROVAL OF THE MAY 28, 2024 CITY COUNCIL MEETING MINUTES: Councilmember Homa motioned to approve, seconded by Councilmember Coriell, which motion received the approval of the Council.

PUBLIC HEARING TO HEAR CITIZENS' COMMENTS ON A REQUEST BY KRUNAL PATEL OF ROYAL LIQUOR (2423 JAI GANESHA LLC) TO BE LOCATED AT 2423 SOUTH BIG BEND BOULEVARD FOR A FULL AND SUNDAY PACKAGE LIQUOR LICENSE:

Resident Lamira Martin of 7433 Zephyr spoke against approval of the license, saying it would promote crime and violence and noting that there are currently three liquor stores within one-and-a-half miles of the location. She listed other possible uses for the location. She also expressed concern for the MRH students walking to and from school next to the property. Mark Strebler of 7442 Zephyr has two small children that he walks to Ryan Hummert Park frequently. He was concerned with the location of a liquor store between a school and a park. James Pennington of 7441 Zephyr noted traffic challenges at the intersection of Rannells Avenue and Big Bend, where he has seen many accidents. He said that a liquor store at that location will be a problem. Nick Bradford of 2622 Lyle Avenue said the city has too many liquor stores already in the vicinity and noted that the increase in traffic will cause issues for residents and property values.

Charles Morris of 7447 Lyndover Place agreed with previous comments that a liquor store at the location is unnecessary and poses a danger to school children. He noted the prevalence of car accidents at the location. Candace Lynch of 2514 Oakland Avenue has children with a bus stop near the location. The liquor store will require her to accompany her children to their bus stop. She noted the previous 7-11 at the location was a problem and that she moved to the area because she felt it had gotten safer after 7-11 closed. Elizabeth at 2423 Florent Avenue recalled customers of the previous 7-11 store carrying liquor through the neighborhood and agreed with traffic concerns expressed by other speakers.

Mayor Greenberg invited the petitioner, Krunal Patel, to speak. Mr. Patel, who owns 17 Royal Liquor stores in St. Louis, expressed his respect for the neighbors and the city. He said that if neighbors do not want a liquor store at the location, he will withdraw his application. He noted he can find another location, whereas residents are here to stay and deserve to have the businesses that they want in their neighborhood. Mayor Greenberg expressed his surprise, and Councilmember Mattox reiterated to attendees in the Council Chamber that Mr. Patel would be withdrawing his liquor license application. Councilmember Page expressed his gratitude to residents for expressing their views but clarified that the City Council does not make choices about which businesses will apply for liquor licenses, and instead responds to filed applications and resident sentiment when making decisions. Mayor Greenberg inquired about QuickTrip's liquor license, and Deputy City Clerk Traxler confirmed that it is a package liquor license. 7-11's license had some additional restrictions placed on it by City Council at the time it was approved. Mayor Greenberg noted that a liquor store is an allowed zoning use for the property and indicated the city would work with the property owner to find a more suitable tenant.

PUBLIC HEARING TO HEAR CITIZENS' COMMENTS ON A PROPOSAL TO AMEND THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 56 ZONING, ARTICLE II. DISTRICT REGULATIONS, DIVISION 2. SR SINGLE-FAMILY RESIDENTIAL DISTRICT, SECTION 56-73 – USE REGULATIONS, AND ARTICLE V. NONCONFORMITIES, SECTION 56-1061 NON-CONFORMING LOTS OF RECORD (A) RESIDENTIAL DISTRICTS, SUBSECTION (1): None.

Mayor Greenberg invited Deputy City Clerk Traxler to explain the ordinance to Council and the public. Mr. Traxler said that the ordinance is a revision of a neighborhood characteristics ordinance previously brought before City Council in April, which was rejected. Mr. Traxler explained the revisions, which included alterations to maximum square footage for residences, changes to non-conforming lots of record, and additional adjustments to ensure that residents can add onto their existing properties. However, the ordinance will prevent smaller homes from being torn down to have much larger homes built in their place. Councilmember Homa asked for clarification regarding whether attics and basements are included in the allowable square footage, and Mr. Traxler confirmed that they are exempt from the square footage calculation. Councilmember Page asked whether ADUs are exempt, as well, which Mr. Traxler confirmed. Mayor Greenberg discussed opportunities to adjust the ordinance in the future based on resident feedback and noted that zoning district changes citywide may occur with the new comprehensive plan.

PUBLIC FORUM: None.

ANNOUNCEMENTS: Councilmember Garcia mentioned the upcoming Juneteenth event, the Mid County Chamber concert series, and Let Them Eat Art.

DESIGN AND REVIEW BOARD AND HISTORIC AND PRESERVATION COMMISSION REPORT: Board Chair Sean O'Gorman provided an update on the responsibilities and duties of the Design and Review Board in considering and granting variances and the Historic Preservation

Commission in hearing proposed changes to historic structures. He noted the strengths of individual members of the board and discussed recent applications, including a development proposal for the Immaculate Conception Parish Hall. Mayor Greenberg mentioned that the Council was considering changing membership requirements for the Design and Review Board as it pertains to the required number of members who represent a local business. Mayor Greenberg also noted that the large number of residents who came to the Historic Preservation Commission meeting to speak against the demotion of the Immaculate Conception Parish Hall was an example of strong public engagement in the commission's work. Councilmember Coriell, a former board member, urged residents to attend a Design and Review Board meeting and praised its members and their expertise. Mayor Greenberg discussed notable decisions during his time on the board.

MOTION TO APPROVE A FULL AND SUNDAY PACKAGE LIQUOR LICENSE FOR KRUNAL PATEL OF ROYAL LIQUOR (2423 JAI GANESHA LLC) TO BE LOCATED AT 2423 SOUTH BIG BEND BOULEVARD: It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, to table the request, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Garcia, Homa, Mattox, and Page. Nays, none.

COMPREHENSIVE PLAN PROPOSAL PRESENTATION BY CATHERINE HAMACHER OF PGAV: Catherine Hamacher presented an overview of the proposed plan by PGAV to update the city's comprehensive plan. Mayor Greenberg inquired about the firm's cost to also update the city's zoning code. Ms. Hamacher estimated between \$30,000 and \$75,000 depending on how much of the work city staff would assume. Councilmember Homa inquired about public engagement in developing the plan. Ms. Hamacher recommended forming a steering committee with representatives from staff, business, residents, and the plan commission.

R24-40 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER ACCEPT THE PROPOSAL OF PGAV IN THE AMOUNT OF ONE-HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$135,000) TO PROVIDE PROFESSIONAL CONSULTING SERVICES RELATED TO THE CITY'S COMPREHENSIVE PLAN was introduced. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Garcia, Homa, Mattox, and Page. Nays, none.

R24-41 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER ACCEPT THE PROPOSAL OF UMB FINANCIAL SERVICES, INC. IN THE AMOUNT OF TWENTY THOUSAND DOLLARS (\$20,000) TO SERVE AS THE CITY'S FINANCIAL ADVISOR FOR THE COMPETITIVE ISSUANCE OF BONDS TO CONSTRUCT, RECONSTRUCT, EXTEND, REPAIR, AND IMPROVE CITY STREETS, SIDEWALKS, AND STREET LIGHTING was introduced. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Garcia, Homa, Mattox, and Page. Nays, none.

R24-42 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENGAGE THE SERVICES OF GILMORE & BELL, P.C., AS BOND COUNSEL TO THE CITY was introduced. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, to approve this resolution, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Garcia, Homa, Mattox, and Page. Nays, none.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 56 ZONING, ARTICLE II. DISTRICT REGULATIONS, DIVISION 2. SR SINGLE-FAMILY RESIDENTIAL DISTRICT, SECTION 56-73 – USE REGULATIONS, AND ARTICLE V. NONCONFORMITIES, SECTION 56-1061 NON-CONFORMING LOTS OF RECORD (A) RESIDENTIAL DISTRICTS, SUBSECTION (1), TO BRING LOT SIZE AND SETBACK STANDARDS INTO ALIGNMENT WITH EXISTING AVERAGES AND TO PRESERVE LOCAL NEIGHBORHOOD CHARACTERISTICS AND HOUSING AFFORDABILITY was given its first reading. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, that the Bill be moved to its second reading, which motion received the approval, by voice vote, of the Council.

BILL 6253, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO MELISSA URSPRUCH TO ALLOW SHORT-TERM VACATION RENTALS AT 7436 RICHMOND PLACE was given its third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, that Bill 6253 be approved, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Garcia, Homa, Mattox, and Page. Nays, none. Bill 6253 was approved by the City Council as Ordinance Number 6047.

BILL 6254, 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 third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, that Bill 6254 be approved, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Garcia, Homa, Mattox, and Page. Nays, none. Bill 6254 was approved by the City Council as Ordinance Number 6048.

BILL 6255, 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 third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Coriell, that Bill 6255 be approved, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Garcia, Homa, Mattox, and Page. Nays, none. Bill 6255 was approved by the City Council as Ordinance Number 6049.

OLD BUSINESS: None.

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT: Mayor Greenberg mentioned the upcoming Mid County Chamber concert series and encouraged residents to attend.

CITY ATTORNEY'S REPORT: None.

CITY MANAGER'S REPORT: City Manager Withycombe mentioned that an RFP had been issued for audio-visual upgrades to Council Chambers. She also presented a draft fiscal year 2024-25 City Council meeting calendar.

PUBLIC FORUM: Doug Miner of 7344 Marietta Avenue asked the Historic Preservation Commission to consider prohibiting the painting of brick structures in the city. Hugh Stemler, who owns a property

at 2419 S. Big Bend, asked whether the public will hear about the petition coming back up for a vote if Royal Liquor does not rescind its liquor license application. Mayor Greenberg confirmed that should the Council take up a vote in the future, the public will be notified via Council agenda.

MOTION TO HOLD A CLOSED SESSION, IF NEEDED, TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS, AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO: Mayor Greenberg asked for a motion to hold a closed session to discuss documents related to a negotiated contract and communication from the City Attorney, which was moved by Councilmember Homa and seconded by Councilmember Coriell, which motion received the following roll call vote: Ayes, Mayor Greenberg, Councilmembers Coriell, Garcia, Homa, Mattox, and Page. Nays, none.

Council reconvened and there being no further business before the Council, the meeting adjourned at 9:18 pm.

Approved this 9th day of July, 2024

Barry Greenberg, Mayor

Attest:

Anthony Traxler, Deputy City Clerk