



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

**Tuesday, February 10, 2026
7:00 PM**

1. Call to Order: The meeting was called to order at 7:07 PM, with Mayor Greenberg presiding.

2. Pledge of Allegiance: The Pledge of Allegiance was recited.

3. Roll Call: The following Council Members were present:

- Council Member Faulkingham
- Council Member Garcia
- Mayor Greenberg
- Council Member Homa
- Council Member Mattox
- Council Member Page
- Council Member Wiley

A quorum was present.

4. Motion to Excuse Council Member

- None needed

5. Approval Minutes:

- a. **January 27, 2026. City Council work session meeting minutes**
- b. **January 27, 2026, City Council regular meeting minutes**

Motioned by: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Approved unanimously by voice vote.

6. Public Hearings:

- a. **Request by Julius Phillips of Vintage Gold 88 for a Conditional Use Permit to operate an event space at 7170 Manchester Road in the CB Community Business**

The mayor opened the public hearing.

- Applicant Presentation: None
- Public Comment: None

The public hearing was closed.

- b. **Request by Alan Thompson of AllStar Tattoo for a Conditional Use Permit to operate a tattoo and body piercing studio at 7326 Manchester Road in the CB1 Community Business Subdistrict**

The mayor opened the public hearing.

- Applicant Presentation: The applicant stated the business would be relocating to the proposed address and would continue to operate as currently structured with expanded services.
- No members of the public signed up to speak.

The public hearing was closed.

c. Request by Lori Ventimiglia of Greenwell Goods for a Conditional Use Permit to operate an antique, vintage, and collectible retail shop at 2719 Sutton Boulevard in the CB Community Business District

The mayor opened the public hearing.

- Applicant Presentation: The applicant described the business as a highly curated vintage boutique
- Gabe McKee, owner of a neighboring business, offered support.

The public hearing was closed.

d. Request by Crossroads Presbyterian Church to rezone 2643 Roseland Terrace from CB Community Business District to PA Public Activity District

The mayor opened the public hearing.

- Applicant Presentation: The applicant stated the church purchased the property due to growth and space limitations. The home will be used for small meetings, office space, or potentially as a future parsonage. No exterior structural changes are planned.
- Resident Sarah Weinman (Ward 2) expressed concerns regarding parking, street noise, security, sidewalk snow removal, lighting, and neighborhood impact.
- Applicant Response: Attendees will be directed to park in the church parking lots, street parking will be discouraged, an alarm system will be installed, and snow removal procedures will be addressed. Electrical upgrades to the home are planned, which will address lighting. Any outdoor activities will be managed to minimize disruption.
- Resident Susan Schultz spoke regarding the proposed rezoning. She stated that converting the property from residential to institutional use will reduce housing availability, remove the property from the tax rolls, and impact City revenue for essential services. She stated that the conversion would be inconsistent with broader housing preservation efforts and noted the availability of vacant commercial space in the community. She also cited concerns regarding property maintenance and neighborhood impact. She urged council to prioritize preservation of residential housing and protection of the City's tax base

The public hearing was closed.

7. Public Comment:

- Harlie Frankel (property manager) appeared before Council to request consideration of changing the apartment inspection schedule from annually to every two years. He stated that the online application process is difficult and the annual inspection costs are a burden.
- John Niehaus (Ward 3) appeared to provide an update regarding the Side Project Brewing Parking lot. He stated that construction began prior to plan approval, resulting in a stop work order. He further reported that a recently installed light pole illuminates his backyard and neighboring properties. He referenced a prior statement that light spillover onto adjacent properties would violate City code and requested that the light be turned off until lighting plans are formally approved.

During the 1/27/2026 Council Meeting, city staff reported that during periods of extreme cold, Maplewood United Methodist Church hosted overnight prayer vigils that were advertised as emergency overnight shelter to unhoused persons. The property is not currently zoned to permit

emergency overnight shelter operations. The following individuals appeared before Council to speak regarding this matter:

- Andy Noelker (Ward 3) spoke in support of the prayer vigils, describing them as meaningful community gatherings that foster connection among residents, including unhoused individuals. He urged Council to allow the events to continue.
- Leslie Keuss (Ward 2) spoke in support of the vigils, describing them as compassionate community gatherings that provide connection and care during extreme weather.
- Chris Dunn (Ward 3) spoke in support of the vigils and encouraged the city to focus on broader safety goals rather than enforcement action.
- Deborah Sheperis (Ward 3) stated that she lives near the church and has not observed safety concerns. She described overnight church gatherings as consistent with traditional church activities.
- Rev. Kristen Lesley (Webster Groves) spoke in support of the vigils, stating they provided meaningful community dialogue and connection.
- Colleen Cunningham (Ward 1) spoke in support of the vigils, describing them as beneficial community gatherings during the extremely cold weather.
- Sarah Kaplan (Richmond Heights) spoke in support of the vigils, describing them as positive and safe community events.
- Lizzie Wiley (Ward 1) spoke in support of the vigils, citing religious assembly rights and urging the City not to prevent future overnight prayer gatherings.

City representatives have previously clarified that while routine church activities are permitted, including overnight prayer vigils, advertising or operating as an emergency overnight shelter would require appropriate zoning approval.

8. Announcements:

- Council Member Garcia announced that the city's annual Coffee Crawl will be held on March 21

10. New Business:

- a. Resolution 26-5: Executing a municipal stormwater grant participation agreement with the Metropolitan St. Louis Sewer District**

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

- Council Member Faulkingham - Yes
- Council Member Garcia - Yes
- Mayor Greenberg - Yes
- Council Member Homa - Yes
- Council Member Mattox - Yes
- Council Member Page - Yes
- Council Member Wiley - Yes

Outcome: The resolution was approved.

- b. Resolution 26-6: Removing Melanie Brady from the Board of Adjustment and Housing Board of Appeals**

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: It was confirmed that the removal is due to non-attendance and non-communication from the member.

Roll Call Vote:

- Council Member Faulkingham - Yes
- Council Member Garcia - Yes
- Mayor Greenberg - Yes
- Council Member Homa - Yes
- Council Member Mattox - Yes
- Council Member Page - Yes
- Council Member Wiley - Yes

Outcome: The resolution was approved.

- c. **Bill 6308: Granting a Conditional Use Permit to Julius Phillips of Vintage Gold 88 to operate an event space at 7170 Manchester Road in the CB Community Business District**

Motion to read the bill: Council Member Faulkingham

Seconded by: Council Member Homa

Voice vote: All in favor

Bill 6308 was given its first reading.

Motion for the Second reading: Council Member Faulkingham

Seconded by: Council Member Homa

Voice Vote: All in favor

Bill 6308 was given its second reading.

- d. **Bill 6309: Granting a Conditional Use Permit to Alan Thompson of AllStar Tattoo to operate a tattoo and body piercing studio at 7326 Manchester Road in the CB1 Community Business Subdistrict**

Motion to read the bill: Council Member Faulkingham

Seconded by: Council Member Homa

Voice vote: all in favor

Bill 6309 was given its first reading.

Motion for second reading: Council Member Faulkingham

Seconded by: Council Member Homa

Voice Vote: All in favor

Bill 6309 was given its second reading.

- e. **Bill 6310: Granting a Conditional Use Permit to Lori Ventimiglia of Greenwell Goods to operate an antique, vintage, and collectible retail shop at 2719 Sutton Boulevard in the CB Community Business District**

Motion to read the bill: Council Member Faulkingham

Seconded by: Council Member Homa

Voice Vote: All in favor

Bill 6310 was given its first reading.

Motion for second reading: Council Member Faulkingham

Seconded by: Council Member Homa

Voice Vote: All in favor
Bill 6310 was given its second reading.

f. Bill 6311: Rezoning 2643 Roseland Terrace from CB Community Business District to PA Public Activity District at the request of Crossroads Presbyterian Church

Motion to read the bill: Council Member Faulkingham

Seconded by: Council Member Homa

Voice Vote: All in favor

Bill 6311 was given its first reading.

Motion for second reading: Council Member Faulkingham

Seconded by: Council Member Homa

Voice Vote: All in favor

Bill 6311 was given its second reading.

11. Council and Staff Reports:

- **Mayor's Report:**

The mayor commented on the value of holding open discussions on complex and nuanced issues involving legal considerations, neighborhood concerns, and humanitarian factors. He emphasized that the City's decision-making process is conducted publicly rather than behind closed doors. He expressed appreciation for community engagement and encouraged continued dialogue between residents and their elected officials.

- **Ward 1 Report:**

Council Member Wiley recognized Black History Month, encouraging citizens to visit the Enjoy Maplewood section on the City's website which highlights Black Owned Businesses within the City of Maplewood.

Council Member Garcia reported several recent vehicle accidents along Big Bend Boulevard that resulted in power outages. Appreciation was expressed to Ward 1 residents for their patience during service interruptions and Ameren for restoration efforts. The Fire and Police Departments were also thanked for assisting with traffic control and public safety during these incidents.

- **Ward 2 Report:**

Council Member Mattox invited the public to a Movie Night at the Yale Green Space on Friday, March 13, beginning at 7:00 PM. The event is open to all ages, and refreshments, including hot dogs, will be provided.

- **Ward 3 Report:**

Council member Homa reported attending a "Brunch and Learn" regarding proposed state legislation, including House Bill 2134 and Senate Bill 1070, related to immigration enforcement policies. Resources from the event were shared with the City Manager and Council. The discussion focused on the role of local elected officials in protecting constitutional rights and potential impacts of the proposed legislation. He also reviewed the City's use of Flock license plate reader cameras and confirmed that current City policies ensure the data is used appropriately, with limited outside access.

City Attorney's Report: No report

- **City Manager's Report:**

City Manager Withycombe provided a follow-up to the January 27 Council discussion regarding permitted emergency overnight shelter operations. A draft zoning text amendment was presented to the Plan and Zoning Commission, which directed staff to consider expanding the proposed amendment beyond the Public Activity district to include additional zoning districts, and to evaluate whether operational plan requirements should be codified within the ordinance or maintained as part of the application process. Staff and legal counsel will return to P&Z at its March 2 meeting with a recommendation. The City Manager invited Council input on additional districts to consider.

Council discussion addressed the distinction between overnight sleeping and other overnight uses such as prayer vigils. City Attorney Hetlage clarified that the ordinance addresses assembly use classifications and that code enforcement looks at the operational realities of a facility rather than stated intent. Council members and the city attorney also discussed the conditional use permit findings of fact process, enforcement discretion, and the applicability of the proposed ordinance to non-residential properties. Council expressed broad support for the conditional use framework as a means of enabling case-by-case review with appropriate public input and conditions.

The City Manager also reported that she met with Council Member Wiley to discuss community engagement opportunities should the amendment move forward and prepared a memo that was provided to Council members.

11. Public Comment: No speakers

13. Adjournment:

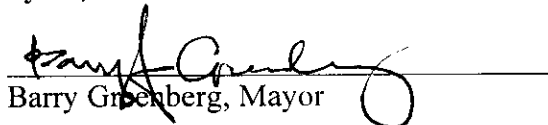
Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote. With no remaining matters to be discussed, the meeting adjourned at 8:42 PM.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on **February 10, 2026.**


Barry Greenberg, Mayor

Attest:


Tanya Bohlken, Deputy City Clerk

Date Approved: February 24, 2026