



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

**Tuesday, May 12, 2026
7:00 PM**

1. Call to Order

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

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Council Member Garcia – Present

Mayor Greenberg – Present

Council Member Homa – Present

Council Member Mattox – Present

Council Member Page – Present

Council Member Vanden Akker – Present

Council Member Wiley – Present

A quorum was present.

4. Motion to Excuse Council Member(s)

No motion was necessary

5. Approval of Minutes

Motion to approve April 28, 2026, City Council regular meeting minutes.

Motion: Council Member Homa

Seconded by: Council Member Wiley

Voice Vote: All in favor.

Outcome: Minutes approved.

6. Public Hearings

Mayor Greenberg opened the following public hearings:

a. Request by Gary Ruble Jr. for a Full Liquor License for McLain's Corner Bar & Grill at 3516 South Big Bend Boulevard

The requestor stated he was applying for the license following the passing of his father and intended to continue operating the long-standing business without changes. Council expressed condolences and appreciation for the establishment's history.

No public comment was offered.

The public hearing was closed.

b. Request by the Maplewood Richmond Heights School District to rezone 2812 Laclede Station Road from PA Public Activity District to SR Single Family Residential District

One speaker asked about the history of this property, and whether other homes were similarly affected. City staff explained that the property had previously been used by the school district and zoned for public activity. The property is now being sold, prompting the request to return the zoning to single-family residential. No surrounding properties will be affected.

No additional comments were made.

The public hearing was closed.

c. Request by Grace Kim to rezone 3542-3544 Oxford Avenue from SR Single Family Residential District to NB Neighborhood Business District

Grace Kim explained the property has historically operated as a mixed-use building with residential and office space, and the rezoning would correct the current zoning. Council members noted the property had long functioned as mixed use and the request aligned with its existing use.

No public comment was offered.

The public hearing was closed.

d. Request by Alan Thompson of AllStar Tattoo to amend the zoning ordinance by adding section 56-740 to restrict tattoo and piercing studios

Alan Thompson described inconsistencies in current zoning regulations for tattoo studios and expressed concern about potential oversaturation. He explained the submitted proposal, limiting tattoo studios by population, was not his intended solution but was developed through staff guidance.

Council discussion focused on current zoning inconsistencies, spacing requirements, and appropriate regulatory approaches. Staff clarified existing zoning distinctions across districts.

No public comment was offered.

The public hearing was closed.

7. Public Comment

Karmen Rayburn addressed Council regarding Bill 6325, expressing concern that allowing orthodontic offices in the CB1 district would negatively impact the district's pedestrian-oriented retail character and long-term economic strategy.

Robert Birenbaum also spoke in opposition to Bill 6325, citing the importance of preserving the intent of the CB1 district and warning that allowing professional services without restrictions could undermine decades of development and set a precedent for other non-retail uses.

8. Announcements

Council announced upcoming community events, including:

- "Everything but the Book Sale" June 10-13 at the Maplewood Library.
- "Taste of Maplewood" Friday and Saturday, May 16-17, on Sutton.
- "Pride and Joy" event May 31 at the Living Room.

9. Presentations:

- a. Human Services Commission Report – rescheduled for a future meeting.

10. Unfinished Business

a. **Bill 6321** – Authorizing the City to enter into a transportation development district dissolution agreement in connection with the dissolution of the Hanley Road Corridor Transportation Development District and take certain other actions in connection therewith

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed details regarding distribution of remaining funds.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker - Yes

Council Member Wiley – Yes

Outcome: Bill 6321 approved as Ordinance 6115

11. New Business

a. Approving a Full Liquor License for McLain's Corner Bar & Grill at 3516 South Big Bend Boulevard

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker – Yes

Council Member Wiley – Yes

Outcome: The liquor license was approved

b. **Bill 6322** – First and Second Reading: Rezoning 2812 Laclede Station Road from PA Public Activity District to SR Single Family Residential District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Voice Vote: All in favor

Outcome: The bill will move to its third and final reading

c. **Bill 6323** – First and Second Reading: Rezoning 3542-3544 Oxford Avenue from SR Single Family Residential District to NB Neighborhood Business District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Voice Vote: All in favor

Outcome: Bill 6323 will move to its third and final reading at the next council meeting.

- d. **Bill 6324** – First and Second Reading: Amending Chapter 56 of the Maplewood Code of Ordinances by adding Article III, Division 12, Section 56-740, relating to tattoo and piercing studios

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Extensive discussion occurred regarding the feasibility of limiting studios per population, zoning consistency, and alternative approaches to reducing saturation.

Voice Vote: All opposed to reading the bill

Outcome: Motion failed

- e. **Bill 6325** – First and Second Reading: Amending Chapter 56 of the Maplewood Code of Ordinances to add orthodontic offices as a conditional use in the CB1 District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed the intent of the CB1 district, concerns about professional service uses, and whether further study and stakeholder input were warranted.

Roll Call Vote: No vote was taken on the motion to read the bill.

Motion: Council Member Wiley moved to remand the bill to the Plan and Zoning Commission for further study in coordination with the Special Business District Tax Advisory Commission.

Seconded by: Council Member Homa.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – No

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker – Yes

Council Member Wiley – Yes

Outcome: Motion to remand passed 6-1; Bill 6325 remanded to the to the Plan and Zoning Commission for further review and recommendation in collaboration with the Special Business District Tax Commission.

- f. **Bill 6326** – First and Second Reading: Authorizing the City Manager to enter into and execute a contract with St. Louis County for vector control services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Discussion included concerns about pesticide spraying, environmental impacts, and coordination with residents.

Voice Vote: All in favor

Outcome: Bill 6326 will move to its third and final reading at the next Council meeting.

- g. Bill 6327 – First and Second Reading:** Authorizing the City Manager to execute an intergovernmental agreement with the cities of Brentwood, Clayton, Richmond Heights, and Shrewsbury for Central Core Fire Training Division Services

Motion: Council Member Page

Seconded by: Council Member Wiley

Discussion: Council discussed regional collaboration and potential cost benefits.

Voice Vote: All in favor.

Outcome: Bill 6327 will move to its third and final reading at the next Council meeting.

12. Council and Staff Reports

- a. Mayor's Report**

Mayor Greenberg reported progress on establishing a senior activity center, including funding, a potential location, and next steps.

- b. Ward 1 Report**

Council Member Wiley proposed forming an ad hoc committee or task force to address community concerns related to the unhoused population and public spaces. Council expressed general support.

- c. Ward 2 Report**

Council Member Mattox announced the upcoming Mobile Market on May 21st at the Yale Open Space.

- d. Ward 3 Report**

Council Member Homa gave a report on discussions from the recent ward meeting, including public safety and community concerns.

- e. City Attorney's Report**

No report.

- f. City Manager's Report**

City Manager Withycombe discussed forming Council committee for community discussion relating to issues with the unhoused population. This was followed by proposed updates to the Marietta trash and recycling cooperative model. She also shared updates made to the city's budget following Council's recommendations. This includes plans for a Council retreat in the fall.

13. Public Comment

Dr. Kirsten Karkow (orthodontist applicant) addressed Council, explaining the nature of her proposed practice, the importance of accessibility for special needs patients and parking requirements. She discussed potential benefits to nearby businesses and willingness to work with the city.

14. Adjournment

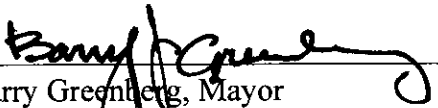
Motion: Council Member Homa

Seconded by: Council Member Wiley

Voice Vote: All in favor.

Outcome: Approved unanimously by voice vote. The meeting adjourned at approximately 8:50 p.m.

I certify that the above minutes are a true and accurate record of the City Council meeting held on May 12, 2026.


Barry Greenberg, Mayor

Attest:


Tanya Bohlken, Deputy City Clerk

Date Approved: May 26, 2026