

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, JANUARY 24, 2023 @ 7:30 P.M.
CITY COUNCIL CHAMBERS
(7601 MANCHESTER ROAD)
OR
VIA TELECONFERENCE
(WWW.CITYOFMAPLEWOOD.COM FOR DETAILS)

1. Call to Order
2. Land Acknowledgement
3. Pledge of Allegiance
4. Roll Call
5. Motion to Excuse Councilperson
6. Approval of the Council Agenda
7. Public Forum
8. Announcements
9. Approval of the January 10, 2023 City Council meeting minutes
10. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to accept the bid of Munie Greencare Professionals in the amount of one hundred seventy-one thousand five hundred twenty-four dollars (\$171,524) for improvements to the Deer Creek Park sand volleyball court, baseball and soccer athletic fields and related drainage facilities with a contingency of 7% or twelve thousand seven dollars (\$12,007) for a total of one hundred eighty-three thousand five hundred thirty-one dollars (\$183,531)
11. A Resolution of the City Council of the City of Maplewood, Missouri, authorizing the City Manager to execute an agreement with St. Louis County for placement of license plate recognition cameras
12. An Ordinance of the City Council of the City of Maplewood, Missouri, amending Ordinance 5573 of the Maplewood Code of Ordinances, as amended, by amending Chapter 50, Traffic and Motor Vehicles, Section 50-203, Stop intersection signs, by adding a stop sign for northbound Cherry Street traffic at the intersection of Elm Avenue

13. Bill 6213 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to William and Jennifer Swift to allow an accessory dwelling unit at 7468 Maple Avenue
14. Bill 6214 an Ordinance of the City Council of the City of Maplewood, Missouri, to rezone 3727 Oxford Avenue from SR Single Family Residential District to AB Arterial Business District
15. Bill 6215 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Brandon Berkel to allow short term vacation rentals at 2320 Bellevue Avenue
16. Old Business
17. Council Communication
18. Mayor's Report
19. City Attorney's Report
20. City Manager's Report
21. Public Forum
22. Motion to hold a Closed Session 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
23. Adjournment

The January 10, 2023 City Council meeting was called to order at 7:34 p.m., Deputy Mayor Faulkingham presiding.

LAND ACKNOWLEDGEMENT: The Deputy Mayor acknowledged that this meeting is being held on traditional lands of the Kickapoo, Osage, Miami, Iroquois and Great Sioux Nation people.

ON ROLL CALL, the following members were present: Councilmember Crosley, Councilmember Faulkingham, Councilmember Homa, Councilmember Page and Councilmember Phillips.

MOTION TO EXCUSE COUNCILPERSON: Councilmember Homa motioned to excuse Mayor Knapper, seconded by Councilmember Crosley, which motion received the approval of the Council.

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

PUBLIC HEARING TO DISCUSS THE ESTIMATED REALLOCATION OF \$26,415.10 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FUND YEAR(S) 2019, 2020 AND 2021: None.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST TO REZONE 3727 OXFORD AVENUE FROM SR DISTRICT TO AB DISTRICT: Scott Gutshall asked if a two-story building would be constructed. Public Works Director Traxler stated that has yet to be determined, the site was purchased as a speculative commercial property.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY DWELLING UNIT AT 7468 MAPLE AVENUE: None.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A SHORT-TERM VACATION RENTAL AT 2320 BELLEVUE AVENUE: None.

PUBLIC FORUM: None.

ANNOUNCEMENTS: Councilmember Phillips announced that Sweet Tooth Tour tickets are still available for sale. The event is Saturday, January 21, 2023 from noon until 5:00 p.m.

APPROVAL OF THE DECEMBER 13, 2022 CITY COUNCIL MEETING MINUTES AND CLOSED SESSION MINUTES: Councilmember Homa motioned to approve, seconded by Councilmember Crosley, which motion received the approval of the Council.

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS REALLOCATION DISCUSSION: After discussion, the Council agreed to transfer the monies to the home improvement program.

MRH UPDATES BY DR. BONITA JAMISON: Dr. Jamison provided a construction update and shared a video that highlighted recent changes (https://youtu.be/9h_YgZH-NpU).

ANNUAL CONSOLIDATED FINANCIAL REPORT FOR THE YEAR ENDING 6/30/2022 BY KEITH SLUSSER WITH FICK, EGGEMEYER, & WILLIAMSON: Mr. Slusser addressed the Council regarding the recent audit.

R23-1, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF CARROLL IN THE AMOUNT OF EIGHTY-SEVEN THOUSAND EIGHTY-ONE DOLLARS AND FIFTY-FIVE CENTS (\$87,081.55) FOR THE PURCHASE AND INSTALLATION OF THIRTY-FIVE FIRST RESPONDER LOCKERS was introduced. It was moved by Councilmember Homa and seconded by Councilmember Crosley to approve the resolution, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

R23-2, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE CONTRACT FOR HOUSING OF MUNICIPAL INMATES BETWEEN THE CITY OF MAPLEWOOD AND ST. LOUIS COUNTY TO REFLECT AN INCREASE IN THE DAILY RATE FOR HOUSING MUNICIPAL PRISONERS was introduced. It was moved by Councilmember Homa and seconded by Councilmember Crosley to approve the resolution, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

BILL 6213, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO WILLIAM AND JENNIFER SWIFT TO ALLOW AN ACCESSORY DWELLING UNIT AT 7468 MAPLE AVENUE was given its first reading. It was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6213 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6213 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

BILL 6214, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, TO REZONE 3727 OXFORD AVENUE FROM SR SINGLE FAMILY RESIDENTIAL DISTRICT TO AB ARTERIAL BUSINESS DISTRICT was given its first reading. It was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6214 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6214 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

BILL 6215, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO BRANDON BERKEL TO ALLOW SHORT TERM VACATION RENTALS AT 2320 BELLEVUE AVENUE was given its first reading. It was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6214 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6214 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

BILL 6207, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING MISSOURI AMERICAN WATER COMPANY TO INSTALL A FIRE HYDRANT AT OR NEAR THE SOUTHEAST CORNER OF 2014 BARTOLD AVENUE (SUNNEN STATION PHASE 2) was given its third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6207 be approved, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

Bill No. 6207 was approved by the City Council on this 10th day of January, 2023 as **Ordinance Number 6002**.

BILL 6208, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 14-BUSINESSES AND BUSINESS REGULATIONS, ARTICLE II.-OCCUPATIONAL LICENSING GENERALLY, DIVISION 1.-GENERALLY, SEC. 14-21.-FEES. TO MODIFY THE REQUIRED ANNUAL BUSINESS LICENSE FEE PAYMENTS FOR AUTOMOBILE DEALERSHIPS, NEW AND USED was given its third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6208 be approved, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

Bill No. 6208 was approved by the City Council on this 10th day of January, 2023 as **Ordinance Number 6003**.

BILL 6209, AN ORDINANCE CALLING AND PROVIDING FOR THE HOLDING OF AN ELECTION IN THE CITY OF MAPLEWOOD, MISSOURI, ON APRIL 4, 2023, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF MAPLEWOOD THE QUESTION OF INCREASING THE ANNUAL LICENSE FEE FOR AUTOMOBILE DEALERSHIPS, NEW AND USED was given its third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6209 be approved, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

Bill No. 6209 was approved by the City Council on this 10th day of January, 2023 as **Ordinance Number 6004**.

BILL 6210, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 14-BUSINESSES AND BUSINESS REGULATIONS, ARTICLE IX.-PEDDLERS, SOLICITORS AND MOBILE FOOD VENDORS, RELATING TO MOBILE FOOD VENDORS was given its third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6210 be approved, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

Bill No. 6210 was approved by the City Council on this 10th day of January, 2023 as **Ordinance Number 6005**.

BILL 6211, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 36-PARKS AND RECREATION, ARTICLE III.-PARK RULES, DIVISION 2.-PROHIBITED CONDUCT, SEC. 36-87.-SELLING; ADVERTISING;

POSTING SIGNS, RELATING TO MOBILE FOOD VENDORS was given its third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6211 be approved, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

Bill No. 6211 was approved by the City Council on this 10th day of January, 2023 as **Ordinance Number 6006**.

BILL 6212, AN ORDINANCE CALLING AND PROVIDING FOR THE HOLDING OF AN ELECTION IN THE CITY OF MAPLEWOOD, MISSOURI, ON APRIL 4, 2023, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF MAPLEWOOD THE QUESTION OF CHARGING MOBILE FOOD VENDORS A FEE FOR THE ISSUANCE OF A PUBLIC USE PERMIT, SPECIAL USE PERMIT, AND FESTIVAL USE PERMIT TO OPERATE IN THE CITY OF MAPLEWOOD, AND DIRECTING THE CITY CLERK TO NOTIFY THE RESPONSIBLE ELECTION AUTHORITIES OF THIS ELECTION was given its third and final reading. It was moved by Councilmember Homa, duly seconded by Councilmember Crosley, that Bill No. 6212 be approved, which motion received the following roll call vote: Ayes, members Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

Bill No. 6212 was approved by the City Council on this 10th day of January, 2023 as **Ordinance Number 6007**.

OLD BUSINESS-ORDINANCE REVIEW COMMITTEES: Councilmember Phillips gave her report.

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT: None.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT:

- Mr. Reese reminded everyone about the Budget Town Hall meeting scheduled for tomorrow night, January 11 from 6:00-8:00 p.m. at Maplewood City Hall Council Chambers. A ZOOM option will be available.

PUBLIC FORUM: None.

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: No need.

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

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: January 18, 2023
Subject: Deer Creek Request for Bids – Flood Restoration Improvements

The most recent flood event caused significant damage to Deer Creek Park. This event brought multiple floods, with each flood removing an additional layer from the skinned infield and volleyball court. Because of this, the infield and sand volleyball court are a complete loss and will have to be completely reconstructed. The soccer fields are not a total loss, but will need significant work due to the silt deposits left on the field and within the drainage systems. Staff issued a Request for Proposals to restore Deer Creek Park and contacted firms within the region with experience performing this work; bids were publicly opened on January 13, 2023.

The following firms responded to the Request for Proposal.

1) Munie Greencare Professionals -	\$171,524
2) Ideal Landscape Construction -	\$263,794
3) DJM Ecological Services -	\$366,504
4) Byrne & Jones -	\$419,820

Staff recommends the low bid of Munie Greencare Professionals. The City's turf consultant, Rich Moffitt, has worked successfully with Munie Greencare Professionals on numerous projects.

Please see the attached resolution requesting City Council approval of Munie Greencare Professionals. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF MUNIE GREENCARE PROFESSIONALS IN THE AMOUNT OF ONE HUNDRED SEVENTY-ONE THOUSAND FIVE HUNDRED TWENTY-FOUR DOLLARS (\$171,524) FOR IMPROVEMENTS TO THE DEER CREEK PARK SAND VOLLEYBALL COURT, BASEBALL AND SOCCER ATHLETIC FIELDS AND RELATED DRAINAGE FACILITIES WITH A CONTINGENCY OF 7% OR TWELVE THOUSAND SEVEN DOLLARS (\$12,007) FOR A TOTAL OF ONE HUNDRED EIGHTY-THREE THOUSAND FIVE HUNDRED THIRTY-ONE DOLLARS (\$183,531)

WHEREAS, Deer Creek Park's sand volleyball court and athletic fields sustained significant damage due to flooding; and

WHEREAS, the City of Maplewood desires to restore the volleyball court, athletic fields, and related drainage facilities; and

WHEREAS, bids were duly advertised and publicly opened on January 13, 2023, at 3:00 p.m. in the City Council chambers; and

WHEREAS, four (4) bids were received, all of which were considered responsive; and

WHEREAS, bids ranged from \$171,524 to \$419,820; and

WHEREAS, staff recommends selection of the low bid of Munie Greencare Professionals.

NOW THEREFORE, BE IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

The City Manager is hereby authorized to accept the bid of Munie Greencare Professionals in the amount of \$171,524 to restore the volleyball court, athletic fields, and related drainage facilities; and

BE IT FURTHER RESOLVED that a 7% contingency is established in the amount of \$12,007 for a total cost of \$183,531.

Passed this 24th day of January 2023.

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this 24th day of January 2023.

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

INTEROFFICE MEMORANDUM

TO: Michael D. Reese, City Manager
FROM: Matthew Nighbor, Chief of Police
DATE: January 18, 2023
RE: Flock Safety Cameras

On September 13, 2022, the City Council approved a resolution allowing the City Manager to purchase automated license plate recognition cameras from Flock Safety. As set forth in my memo accompanying that resolution, the City planned to purchase five cameras for placement at several locations in the City, including at South Big Bend and West Bruno. Because Big Bend is a County road, St. Louis County is requiring that the City enter into an agreement with it in order to use its right-of-way for the installation. The Council is being asked to give authority to sign this agreement with St. Louis County.

Respectfully submitted,


Matthew Nighbor
Chief of Police

RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ST. LOUIS COUNTY FOR PLACEMENT OF LICENSE PLATE RECOGNITION CAMERAS.

WHEREAS, the City Council believes that placement of license plate recognition camera systems at strategic locations in the City will improve the Police Department's ability to deter and investigate crime and enhance public safety; and

WHEREAS, some of the prime locations where such cameras can be most effective are along roadways owned and maintained by St. Louis County and the County will allow placement of the cameras and associated equipment if the City executes a right of way use agreement as hereinafter provided;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

The City Manager of the City of Maplewood is hereby authorized to execute an *Agreement for the Installation, Operations, and Maintenance of License Plate Recognition Cameras Within St. Louis County Maintained Right of Way* and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this Resolution.

Passed this ____ day of January, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this ____ day of January, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony J. Traxler, Assistant City Manager, Director of Public Works
Date: January 18, 2023
Subject: Stop Sign - Northbound Cherry Street at Elm Avenue

The attached ordinance adds a stop sign for northbound Cherry Street traffic at the intersection of Elm Avenue. Residents traveling on Elm Avenue have expressed concern with northbound Cherry Street traffic drifting onto Elm Avenue at the intersection. The stop sign should help alleviate these concerns and staff agrees that a stop sign should be at this intersection. The police department is aware of this proposal and has no concerns.

Please do not hesitate to contact me at 646-3635 if you have any questions, comments or concerns on this matter.

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573 OF THE MAPLEWOOD CODE OF ORDINANCES, AS AMENDED, BY AMENDING CHAPTER 50, TRAFFIC AND MOTOR VEHICLES, SECTION 50-203, STOP INTERSECTION SIGNS, BY ADDING A STOP SIGN FOR NORTHBOUND CHERRY STREET TRAFFIC AT THE INTERSECTION OF ELM AVENUE

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

Section I. Section 50-203, Stop Intersection Signs, by adding a stop sign on northbound Cherry Street at the intersection of Elm Avenue.

Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this day of 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

BILL NO. 6213

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO WILLIAM AND JENNIFER SWIFT TO ALLOW AN ACCESSORY DWELLING UNIT AT 7468 MAPLE AVENUE

WHEREAS, William and Jennifer Swift applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to allow an accessory dwelling unit at 7468 Maple Avenue, subject to City of Maplewood ordinance #6000; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their January 3, 2023 meeting by a vote of 6 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their January 10, 2023 Council meeting.

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

Section I. William and Jennifer Swift are hereby granted a Conditional Use Permit to allow an accessory dwelling unit at 7468 Maple Avenue.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section I. as follows:

- (A) Permitted Use – One (1) accessory dwelling unit as per the requirements of the City of Maplewood Codes and Ordinances.

Section III. The permittee shall, within 30 days, give written acceptance to the terms of this ordinance to the City Council.

Section IV. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this day of 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow an accessory dwelling unit at 7468 Maple Avenue:

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

BILL NO. 6214

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, TO REZONE 3727 OXFORD AVENUE FROM SR SINGLE FAMILY RESIDENTIAL DISTRICT TO AB ARTERIAL BUSINESS DISTRICT

WHEREAS, Scott McClain of Lockwood Construction submitted a petition to the City Council requesting a change of zoning from SR Single Family Residential District to AB Arterial Business District for a parcel located at 3727 Oxford Avenue; and

WHEREAS, the Plan & Zoning Commission recommended approval (6 ayes, 0 nays) for the change of zoning request at their January 3, 2023 meeting; and

WHEREAS, the City Council of the City of Maplewood, Missouri, held a public hearing on this proposed rezoning at their January 10, 2023 City Council meeting.

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

Section I. The City Council of the City of Maplewood, Missouri, hereby rezones 3727 Oxford Avenue from SR Single Family Residential District to AB Arterial Business District.

Section II. This Ordinance shall be in full force and effect fifteen (15) days after passage and approval.

Passed this ____ th day of ____ 2023

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this ____ th day of ____ 2023

Nikyln Knapper, Mayor

Attest

Karen Scheidt, City Clerk

BILL NO. 6215

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO BRANDON BERKEL TO ALLOW SHORT TERM VACATION RENTALS AT 2320 BELLEVUE AVENUE

WHEREAS, Brandon Berkel applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to allow short term vacation rentals at 2320 Bellevue Avenue, subject to City of Maplewood ordinances #5785 and #6001; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their January 3, 2023 meeting by a vote of 6 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their January 10, 2023 Council meeting.

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

Section I. Brandon Berkel is hereby granted a Conditional Use Permit to allow short term vacation rentals at 2320 Bellevue Avenue.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section I. as follows:

(A) Permitted Use – Short term vacation rental as per the requirements of the City of Maplewood Codes and Ordinances.

Section III. The permittee shall, within 30 days, give written acceptance to the terms of this ordinance to the City Council.

Section IV. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this day of 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow short term rentals at 2320 Bellevue Avenue:

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

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Michael D. Reese, City Manager

DATE: January 18, 2023

RE: Closed Session

A closed session will be held after the January 24, 2023 City Council meeting to discuss the City Manager's evaluation as provided for under Section 610.021(13)RSMO personnel matters.



Michael D. Reese
City Manager