



**REGULAR MEETING
OF THE
CITY COUNCIL
City of Maplewood, Missouri**

City Council Chambers, City Hall
7601 Manchester Road, Maplewood, MO 63143

**Tuesday, January 13, 2026
7:00 PM**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Council Member(s)
5. Approval of Minutes
 - a. December 9, 2025, City Council work session minutes
 - b. December 9, 2025, City Council regular meeting minutes
 - c. December 9, 2025, City Council closed session minutes
6. Public Hearing
 - a. Request by Heather Hill for a Full and Sunday Liquor License for the Sports Bra at 7344 Manchester Road
 - b. Request by Julius Phillips for a Full and Sunday Liquor License for Vintage Gold 88 at 7170 Manchester Road, Suite A – *Public hearing only; no action*
 - c. Request by O’Hare Foundry Corp. to rezone property at 3423 South Big Bend Boulevard from PU (Public Use) to HM (Heavy Manufacturing).
 - d. Request to amend the Deer Creek Shopping Center Planned Unit Development Ordinance #5647 to modify the prohibition on sale of used or refurbished merchandise.
 - e. Request by Igal Alon for a conditional use permit to allow residential occupancy at street level at 2311 South Big Bend Boulevard in the AB Arterial Business District.
7. Public Comment
8. Announcements
9. Unfinished Business:

- a. Resolution 25-55: Adopting a flag display policy governing the display of primary and commemorative flags on city-owned or city-controlled property
- b. Bill 6304 – Final Reading: Amending the Maplewood Code of Ordinances, Chapter 50 Traffic and Motor Vehicles, Section 50-243 — Other Prohibitions on Parking, to establish no-parking zones on Florent Avenue to facilitate emergency vehicle access

10. New Business

- a. Application for a Full and Sunday Liquor License for the Sports Bra at 7344 Manchester Road
- b. Resolution 26-1: Appointing Clayton Merritt to the Sustainability Commission and establishing his term of office as expiring June 30, 2029
- c. Resolution 26-2: Appointing Casey Kelly to the Sustainability Commission and establishing his term of office as expiring June 30, 2029
- d. Resolution 26-3: Appointing Amber Withycombe and Alexis Miller as city representatives to the Deer Creek Center Community Improvement District and establishing their terms of office as expiring August 21, 2030
- e. Bill 6305 – First and Second Reading: Rezoning 3423 South Big Bend Boulevard from PU Public Use District to HM Heavy Manufacturing District
- f. Bill 6306 – First and Second Reading: Amending the Deer Creek Shopping Center Planned Unit Development Ordinance #5647 to modify regulations regarding the sale of used or refurbished merchandise
- g. Bill 6307 – First and Second Reading: Granting a conditional use permit to Igal Alon of Oak Holdings LLC to allow residential occupancy at street level at 2311 South Big Bend Boulevard in the AB Arterial Business District

11. Council and Staff Reports:

- a. Mayor's Report
- b. Ward 1 Report
- c. Ward 2 Report
- d. Ward 3 Report
- e. City Attorney's Report
- f. City Manager's Report

12. Public Comment

13. Adjournment

Addressing the Council

Individuals wishing to speak during Public Hearings or Public Comment must sign in before the meeting. Each speaker has a three-minute limit. Written comments may be emailed to cityclerk@maplewoodmo.gov by noon on the meeting day and will be provided to Council but not read aloud.

Accessibility Notice

The City of Maplewood is committed to making public meetings accessible. Accommodation requests should be made at least 48 hours before the meeting by contacting the Deputy City Clerk at cityclerk@maplewoodmo.gov or 314-646-3602, or Relay Missouri at 800-736-2966 (TTY).

Virtual Access

Watch this meeting live or view previous meetings at www.youtube.com/@cityofmaplewood8819

Posted on January 9, 2025, at Maplewood City Hall and maplewoodmo.gov



RECORD OF PROCEEDINGS

Work Session Meeting of The City Council City of Maplewood, Missouri

Tuesday, December 9, 2025
6:00 PM

1. Call to Order: The meeting was called to order at 6:01 PM, with Mayor Greenberg presiding.

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

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

The following Council Members were absent:

- Council Member Faulkingham

A quorum was present.

The following individuals were also present:

- City Manager Withycombe
- City Attorney Hetlage

3. Sustainability Commission Application Review

- With two vacancies available on the Commission and three applicants, the council discussed the applicants' qualifications and the two candidates who would best fill this role. The council will vote for their recommended candidates during the next council meeting.

4. Parking Modifications to Address Resident Needs Adjacent to MRH Middle School/High School

- The Council reviewed a memorandum outlining several options to address resident parking concerns near the MRH middle school/high school due to students parking on city streets during school hours. Members discussed the advantages and disadvantages of each option, with a focus on minimizing negative impacts on residents while maintaining safety and access. There was a consensus to remove the option of reducing streets to one-sided parking from further considerations due to concerns that it would displace residents and exacerbate existing parking challenges. Council emphasized that the primary need is to ensure residents can park near their homes and access their driveways.
- Discussion centered on two remaining options: Permitted residential parking and time-limited street parking during school hours.
- Council confirmed that ample parking is available for students in the nearby Maplewood Family Aquatic Center lot. Members discussed the need for collaboration with the school district to explore incentives to encourage student parking in the lot. A phased approach was supported: first seeking voluntary compliance and school-supported incentives, with residential parking permits considered only if other efforts fail. While no immediate decision

was made, there was agreement that further discussion with school leaderships is necessary to determine what enforcement or incentive mechanisms may be feasible.

5. Emergency Warming Shelter Update

- To address the Human Services Commission's emergency shelter proposal, Council discussed options for addressing emergency warming and overnight shelter needs during winter months, including potential partnerships with community organizations such as the Salvation Army and Maplewood United Methodist Church.
- Bailey Schuchmann, chair of the Human Services Commission, presented before the council to address the operational questions and concerns raised by council and staff.
- Staff emphasized that the City's budget is already committed and that the city is not positioned to act as either a direct funder or employer for shelter operations. Any future proposals involving City resources must be developed collaboratively with staff and legal counsel to ensure feasibility, compliance, and clarity regarding the city's role.
- Council generally agreed that short-term and long-term needs should be addressed separately. In the immediate term, Maplewood United Methodist Church appears best positioned to respond quickly if grant funding is secured. Longer-term planning-including potential partnerships, funding strategies, and policy development should be considered in future budget cycles to fully assess operational impacts. Mayor Greenberg concluded that staff should continue to monitor developments with the church and follow-up with the Salvation Army to determine whether immediate needs can be addressed this winter, while also beginning longer-range planning for future seasons.

6. Adjournment

Motion to Adjourn: Council Member Mattox

Seconded by: Council Member Garcia

Outcome: Unanimously approved by voice vote.

With no remaining matters to be discussed, the meeting adjourned at 7:00 PM.

Certification:

I certify that the above minutes are a true and accurate record of the City Council work session held on **December 9, 2025**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: January 13, 2025



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

**Tuesday, December 9, 2025
7:00 PM**

1. Call to Order: The meeting was called to order at 7:10 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 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 Faulkingham

Motioned by: Council Member Homa

Seconded by: Council Member Garcia

Outcome: Approved unanimously by voice vote.

5. Approval of minutes:

a. November 11, 2025, City Council work session meeting minutes

b. November 11, 2025, City Council regular meeting minutes

Motioned by: Council Member Homa

Seconded by: Council Member Mattox

Outcome: Approved unanimously by voice vote.

6. Public Hearing:

a. Request by Henry Arciniega for a Full Liquor License for Gamlin's at 2704 Sutton Boulevard. No public comments were received.

7. Public Comment:

- Resident Bailey Schuchmann spoke regarding the Yale bus shelter and broader community development in the neighborhood. The speaker referenced principles from traditional ecological knowledge and permaculture, emphasizing the value of infrastructure that serves multiple functions. The Yale bus shelter was cited as an example of a space that previously provided seating, shelter, power access, and proximity to food and shade, supporting transit users, elderly and disabled residents, unhoused individuals, and nearby neighbors. The speaker expressed concern that proposed or implemented changes—such as removing seating, relocating the pantry, and limiting power access—would reduce the shelter's functionality and could negatively affect community use and safety. The speaker stated that removing resources

would not address long-standing crime concerns and argued that investment in infrastructure improvements, including sidewalks, lighting, landscaping, beautification, and recreational amenities, is more effective in promoting community engagement and safety. The speaker requested restoration of seating and power at the Yale bus shelter and additional infrastructure investment in the neighborhood and surrounding businesses.

8. Announcements:

- Council Member Garcia reported that Santa will ride along with the Fire Department to visit areas North of Manchester December 20 and areas South of Manchester on December 21.

9. Presentations:

- Mayor Greenberg presented a resolution to Sara Kolar for winning the Missouri Class 2 Girls Golf State Championship.
- Corinne Char, Library Board Chair, presented a library board report, highlighting major renovations that have been completed and new services and amenities that the library is offering.

10. Unfinished Business:

- a. **Bill 6300 – Granting James Lee a conditional use permit to operate a self-service laundromat in the AB Arterial Business District at 2425 S. Big Bend** received its final reading.

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6300 was approved as Ordinance 6094

- b. **Bill 6301 – Amending the 2024-2025 fiscal year budget to adjust budget appropriations** was given its final reading.

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6301 was approved as Ordinance 6095

- c. **Bill 6302 – Amending the 2025-2026 fiscal year budget to adjust budget appropriations** was given its final reading.

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6302 was approved as Ordinance 6096

- d. **Bill 6303 – Calling a Bond Election in the City of Maplewood, Missouri** received its final reading.

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6303 was approved as Ordinance 6097

11. New Business:

- a. **Application for a Full Liquor License for Gamlin’s at 2702 Sutton Boulevard**

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: The business owners attended the meeting to introduce themselves to the Council and answer questions.

Roll Call Vote:

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

Outcome: The liquor license was approved.

- b. **Resolution 25-54: Recognizing the contributions of all community members and affirming the city’s commitment to constitutional principles and community trust.**

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-54 was approved

c. Resolution 25-55: Adopting a flag display policy governing the display of primary and commemorative flags on city-owned or city-controlled property.

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: Council discussed revising the resolution to include clear direction on the lowering of the U.S. flag. Discussion included tabling the bill to add a defined procedure for the mayor to make decisions regarding lowering the flag.

Motion to table the bill: Council Member Wiley

Seconded by: Council Member Homa

Roll Call Vote:

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

Outcome: The Council agreed to table the bill. The revised Resolution will be added to the agenda for the 1/13/26 meeting for approval.

d. Resolution 25-56: Executing a construction contract with Sweetens Concrete Services, LLC, for the Greenwood Boulevard reconstruction and Deer Creek Greenway extension project.

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-56 was approved

e. Resolution 25-57: Authorizing the City Manager to execute a state and municipal lease/purchase agreement with Clayton Holdings, LLC for the acquisition of one new

Rosenbauer Rescue Fire Apparatus and to establish an acquisition fund escrow account.

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-57 was approved

f. Resolution 25-58: Executing a contract with Creative Entourage for graphic design services to support the Maplewood Special Business District's 2026-2027 event cycle.

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-58 was approved

g. Bill 6304: Amending the Maplewood Code of Ordinances, Chapter 50 Traffic and Motor Vehicles, Section 50-243 – Other Prohibitions on Parking, to establish no-parking zones on Florent Avenue to facilitate emergency vehicle access was given its first and second readings.

First Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Outcome: The bill was moved to its second reading

Second Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Outcome: The bill was unanimously approved by a voice vote of the Council and will move to its third and final reading at the next meeting

12. Council and Staff Reports:

Mayor's Report:

- Mayor Greenberg noted that several charitable organizations are based in Maplewood and may need additional support, particularly as federal funding decreases. Examples included

Nurses for Newborns, Girls on the Run, Joe's Place, the Salvation Army, and the Mystery Santa, among others. The mayor encouraged the community to keep these charities in mind during the holiday season.

Ward 1 Report:

- Council Member Wiley congratulated the Maplewood Public Library on its reopening. They thanked business owners who attended the December 8th Yale/Manchester community meeting for providing their feedback.

Ward 2 Report:

- Council Member Page shared that the Scouting for Food event collected 1.8 million food items in the Greater St. Louis Area.
- Council Member Mattox thanked the City Manager and Social Services Coordinator for coordinating community meetings for discussions regarding needed improvements in the Yale/Manchester area. She also provided a reminder that the yard waste stickers are increasing to \$4.85.

Ward 3 Report:

- Council Member Homa provided an update regarding a resident's concern regarding Side Project brewery's parking lot expansion.

City Attorney's Report: No report

City Manager's Report:

City Manager Withycombe gave the following updates:

- A creative brief for the city's rebranding process has been developed by Creative Entourage because of the community engagement and stakeholder conversations they have conducted. Survey results and artistic renderings that were suggested by those who attended the Open House. The next phase will be the development of three concepts that will be presented to stakeholders for review and feedback.
- Proposition M bond communications for the April 7 election have launched. We will be offering tours and developing video content for social media to communicate the insufficiency of the spaces we have within City Hall.
- A draft of the 2026 Council Meeting calendar was made available.
- Maplewood 101 registration is open. There are 14 registrants. We have room for 20. The event has moved to Thursday nights to broaden participation.
- City Manager Withycombe provided an update on community engagement efforts in the Yale/Manchester area. Community meetings were held on December 4 and 6, followed by a business meeting on December 8. Attendance at the community meetings was lower than anticipated. Despite attendance challenges, staff reported receiving substantive and constructive feedback across all three meetings. Staff will meet with organizers from Maplewood Next, the group that submitted a petition included in the council packet, to further discuss concerns and feedback. The meeting is anticipated for next week, pending confirmation from the group's leadership.
- Additional outreach efforts include coordination with the building manager at Maplewood Loop Apartments, who will host a tenant meeting on December 29 Council members are

invited to attend. Staff will compile and review the feedback to develop short and long-term recommendations.

13. Public Comment: No comments

14. Motion to Hold a Closed Session Pursuant to RSMo § 610.021(2) to Discuss:

- a. Legal matters, including litigation and communications from the City Attorney [§ 610.021(1)]; and
- b. Personnel matters involving individually identifiable personnel records [§ 610.021(13)]

Motioned by: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Council went into closed session

15. Adjournment:

Motion to Adjourn: Council Member Homa

Seconded by: Council Member Garcia

Outcome: Unanimously approved by voice vote. With no remaining matters to be discussed, the meeting adjourned at **8:25 PM**.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on **December 9, 2025**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: January 13, 2026



PUBLIC HEARING NOTICE

LIQUOR LICENSE

The Maplewood City Council will hold a Public Hearing on Tuesday, January 13, 2026, at 7 pm in Council Chambers of City Hall at 7601 Manchester Road. The purpose of this hearing is to allow all interested parties to be heard concerning the following:

A request by Heather Hill for a Full and Sunday Liquor License for The Sports Bra St. Louis located at 7344 Manchester Rd.

Speakers must attend in person and sign in to address the City Council. The public can watch live at youtube.com/@cityofmaplewood8819. Public comments may also be submitted to cityclerk@maplewoodmo.gov by 12:00 pm (noon) the day of the meeting. All written comments will be shared with the City Council before the meeting and become part of the public record.

In compliance with the Americans with Disabilities Act (ADA), reasonable accommodations will be provided upon request. To request an accommodation, please call City Hall at 314-645-3600 or use Relay Missouri at 1-800-736-2966 at least 48 hours before the meeting.

*Posted on December 22, 2025, at Maplewood City Hall and maplewoodmo.gov
Published in The Countian on December 22, 2025*



PUBLIC HEARING NOTICE

LIQUOR LICENSE

The Maplewood City Council will hold a Public Hearing on Tuesday, January 13, 2026, at 7 pm in Council Chambers of City Hall at 7601 Manchester Road. The purpose of this hearing is to allow all interested parties to be heard concerning the following:

A request by Julius Phillips for a Full and Sunday Liquor License for Vintage Gold 88 located at 7170 Manchester Rd, Suite A.

Speakers must attend in person and sign in to address the City Council. The public can watch live at youtube.com/@cityofmaplewood8819. Public comments may also be submitted to cityclerk@maplewoodmo.gov by 12:00 pm (noon) the day of the meeting. All written comments will be shared with the City Council before the meeting and become part of the public record.

In compliance with the Americans with Disabilities Act (ADA), reasonable accommodations will be provided upon request. To request an accommodation, please call City Hall at 314-645-3600 or use Relay Missouri at 1-800-736-2966 at least 48 hours before the meeting.

*Posted on December 22, 2025, at Maplewood City Hall and maplewoodmo.gov
Published in The Countian on December 22, 2025*



PUBLIC HEARING NOTICE

Rezoning Request

The Maplewood City Council will hold a public hearing on Tuesday, January 13, 2026, at 7:00 p.m. in the Council Chambers at City Hall, 7601 Manchester Road, to allow all interested parties to be heard concerning the following:

**A request by O'Hare Foundry Corp. to rezone property at
3423 South Big Bend Boulevard from
PU (Public Use) to HM (Heavy Manufacturing).**

The Maplewood Plan & Zoning Commission will meet on Monday, January 5, 2026, at 6:00 p.m. in the Council Chambers at 7601 Manchester Road regarding the same matter. The Commission will vote on a recommendation to the City Council at this meeting.

Speakers must attend in person and sign in to address the City Council. The public can watch live at youtube.com/@cityofmaplewood8819. Public comments may also be submitted to cityclerk@maplewoodmo.gov by 12:00 pm (noon) the day of the meeting. All written comments will be shared with the City Council before the meeting and become part of the public record.

For more information, contact City Manager Amber Withycombe at awithycombe@maplewoodmo.gov or 314-646-3600.

In compliance with the Americans with Disabilities Act (ADA), reasonable accommodations will be provided upon request. To request an accommodation, please call City Hall at 314-645-3600 or use Relay Missouri at 1-800-736-2966 at least 48 hours before the meeting.

Posted on December 5, 2025, at Maplewood City Hall and maplewoodmo.gov

Published on December 5, 2025, in the St. Louis Countian



PUBLIC HEARING NOTICE

Planned Unit Development Amendment

The Maplewood City Council will hold a public hearing on Tuesday, January 13, 2026, at 7:00 p.m. in the Council Chambers at City Hall, 7601 Manchester Road, to allow all interested parties to be heard concerning the following:

A request to amend the Deer Creek Shopping Center Planned Unit Development Ordinance #5647 to modify the prohibition on sale of used or refurbished merchandise. The Deer Creek Shopping Center is located at 3200 Laclede Station Road.

The Maplewood Plan & Zoning Commission will meet on Monday, January 5, 2026, at 6:00 p.m. in the Council Chambers at 7601 Manchester Road regarding the same matter. The Commission will vote on a recommendation to the City Council at this meeting.

Speakers must attend in person and sign in to address the City Council. The public can watch live at youtube.com/@cityofmaplewood8819. Public comments may also be submitted to cityclerk@maplewoodmo.gov by 12:00 pm (noon) the day of the meeting. All written comments will be shared with the City Council before the meeting and become part of the public record.

For more information, contact City Manager Amber Withycombe at awithycombe@maplewoodmo.gov or 314-646-3600.

In compliance with the Americans with Disabilities Act (ADA), reasonable accommodations will be provided upon request. To request an accommodation, please call City Hall at 314-645-3600 or use Relay Missouri at 1-800-736-2966 at least 48 hours before the meeting.

Posted on December 15, 2025, at Maplewood City Hall and maplewoodmo.gov

Published on December 16, 2025, in the St. Louis Countian



PUBLIC HEARING NOTICE

Conditional Use Permit

The Maplewood City Council will hold a public hearing on Tuesday, January 13, 2026, at 7:00 p.m. in the Council Chambers at City Hall, 7601 Manchester Road, to allow all interested parties to be heard concerning the following:

A request by Igal Alon for a conditional use permit to allow residential occupancy at street level at 2311 South Big Bend Boulevard in the AB Arterial Business District.

The Maplewood Plan & Zoning Commission will meet on Monday, January 5, 2026, at 6:00 p.m. in the Council Chambers at 7601 Manchester Road regarding the same matter. The Commission will vote on a recommendation to the City Council at this meeting.

Speakers must attend in person and sign in to address the City Council. The public can watch live at youtube.com/@cityofmaplewood8819. Public comments may also be submitted to cityclerk@maplewoodmo.gov by 12:00 pm (noon) the day of the meeting. All written comments will be shared with the City Council before the meeting and become part of the public record.

For more information, contact City Manager Amber Withycombe at 314-646-3600 or awithycombe@maplewoodmo.gov.

In compliance with the Americans with Disabilities Act (ADA), reasonable accommodations will be provided upon request. To request an accommodation, please call City Hall at 314-645-3600 or use Relay Missouri at 1-800-736-2966 at least 48 hours before the meeting.

Posted on December 5, 2025, at Maplewood City Hall and maplewoodmo.gov

Published on December 5, 2025, in the St. Louis Countian

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: January 8, 2026
Re: **Revised Flag Display Policy**

At the December 9, 2025, meeting, Council requested further refinement of the proposed flag display policy. Legal counsel is proposing the following revisions:

- Added specific language requiring the Mayor to “promptly notify the City Council by email” when declining to lower flags per a federal/state order. Also added provisions allowing three Council members, per Sec. 3-10, to request a special meeting to discuss overriding the Mayor’s decision.
- Added explicit language (new section 1.c.) stating that the Mayor or Council may not order the U.S. or Missouri flags lowered to half-staff absent an order from the President or Governor.
- Moved the City of Maplewood flag and commemorative flag lowering provisions into a separate subsection (1.d.) for clarity, maintaining that these require Council resolution.
- Changed the general “when lowered, all flags flown shall be lowered” to specifically state “When the U.S. flag and the State of Missouri flag are lowered, all flags flown shall be lowered.”

A redlined version of the proposed updates is attached.

The revised policy provides greater procedural clarity while maintaining Council’s authority over flag displays.

CITY OF MAPLEWOOD FLAG DISPLAY POLICY

Purpose

This policy establishes guidelines for the display of flags on property owned or controlled by the City of Maplewood, Missouri. The City seeks to ensure consistency and compliance with flag protocols while reserving discretion to recognize occasions of significance to the community.

Authority

The City will comply with the United States Flag Code and applicable Missouri statutes regarding the display of flags. Nothing herein is intended to conflict with Federal or State directives.

Definitions

Primary Flags means the United States of America flag, the State of Missouri flag and the City of Maplewood, Missouri flag.

Commemorative Flags means those flags not identified as a Primary Flag, including, but not limited to, flags of professional sports teams, and flags displayed in conjunction with official events or ceremonies as announced by resolution of the City Council.

Policy

1. Flag Display

The City's flagpoles are not intended to serve as a forum for free expression by the public. Commemorative Flags may be displayed by the City as an expression of the City's official sentiments.

Weather permitting, Primary Flags shall be displayed at City Hall and other designated City properties. Primary Flags shall be properly illuminated if displayed at night. Any worn or damaged flag shall be retired respectfully and replaced promptly.

Primary or Commemorative Flags may be lowered to half-staff:

- a. As directed by the President of the United States or the Governor of Missouri upon the death of principal figures of the United States Government, a present or former official of the government of the State of Missouri, a member of the Armed Forces who dies while serving on active duty, or a first responder who dies while serving in the line of duty, or to commemorate certain national emergencies or recognize days of remembrance.
- b. In the event that the Mayor determines that an order by the President of the United States or the Governor of Missouri to lower the Primary Flags to half-staff is not in line with the City's values, they may order that the Primary Flags not be flown at half-staff. In such an event, the Mayor shall promptly notify the City Council by email of such order. If deemed necessary, the City Council may override such order upon a majority vote of those Council members in attendance at a properly

noticed regular or special meeting of the City Council at which a quorum is present. Solely for the purpose of overriding such an order, three or more members of the City Council may request the Mayor to call a special meeting of the City Council pursuant to Sec. 3-10 to discuss and potentially override such order, and the Mayor shall call such a special meeting as promptly as reasonably possible with at least three hours' notice to all members of the Council then in the City. Nothing in this policy prohibits the Mayor from seeking guidance from one or more of the members of the City Council prior to issuing such an order.

- c. This policy does not permit the Mayor or City Council to order the lowering of the United States of America flag or the State of Missouri flag to half-staff absent an order from the President of the United States or the Governor of the State of Missouri.
- d. The City of Maplewood flag and commemorative flags may be flown at half-staff as directed by City Council, upon the passage of a resolution, to reflect and honor:
 - i. The City's values and observances;
 - ii. Officially recognized commemorative days, weeks or months;
 - iii. Significant historical or cultural events relevant to the City.

When the U.S. flag and the State of Missouri flag are lowered, all flags flown shall be lowered.

The City Manager shall be responsible for communicating lowering directives to all City facilities displaying flags.

2. Authorization

The display of Commemorative Flags must be authorized by resolution of a majority vote of the City Council. The resolution shall include:

- a. The flag to be displayed;
- b. The location(s) of the display;
- c. The duration of the display; and
- d. Any other specific flag protocols to be observed.

The City Council may establish an annual calendar of Commemorative Flag displays.

3. Display Location and Priority

Flags will be flown at City properties, including City Hall, in the following order of precedence: the United States flag, the State of Missouri flag, and the City flag.

Commemorative Flags will be flown on the secondary flagpole located at City Hall. At no time will a Commemorative Flag be flown above a Primary Flag.

4. Annual Review

This flag policy, including the annual calendar of Commemorative Flags displays, shall be reviewed annually by the City Council to ensure that this policy and such displays reflect an equity-minded approach to recognize the values of the City and its citizens.

Adopted by the Maplewood City Council pursuant to Resolution 26-1 on January 13, 2026.

CITY OF MAPLEWOOD FLAG DISPLAY POLICY

Purpose

This policy establishes guidelines for the display of flags on property owned or controlled by the City of Maplewood, Missouri. The City seeks to ensure consistency and compliance with flag protocols while reserving discretion to recognize occasions of significance to the community.

Authority

The City will comply with the United States Flag Code and applicable Missouri statutes regarding the display of flags. Nothing herein is intended to conflict with Federal or State directives.

Definitions

Primary Flags means the United States of America flag, the State of Missouri flag and the City of Maplewood, Missouri flag.

Commemorative Flags means those flags not identified as a Primary Flag, including, but not limited to, flags of professional sports teams, and flags displayed in conjunction with official events or ceremonies as announced by resolution of the City Council.

Policy

1. Flag Display

The City's flagpoles are not intended to serve as a forum for free expression by the public. Commemorative Flags may be displayed by the City as an expression of the City's official sentiments.

Weather permitting, Primary Flags shall be displayed at City Hall and other designated City properties. Primary Flags shall be properly illuminated if displayed at night. Any worn or damaged flag shall be retired respectfully and replaced promptly.

Primary or Commemorative Flags may be lowered to half-staff:

- a. As directed by the President of the United States or the Governor of Missouri upon the death of principal figures of the United States Government, a present or former official of the government of the State of Missouri, a member of the Armed Forces who dies while serving on active duty, or a first responder who dies while serving in the line of duty, or to commemorate certain national emergencies or recognize days of remembrance.
- b. In the event that the Mayor determines that an order by the President of the United States or the Governor of Missouri to lower the Primary Flags to half-staff is not in line with the City's values, they may order that the Primary Flags not be flown at half-staff. In such an event, the Mayor shall promptly notify the City Council by email of such order, ~~and, if~~ deemed necessary, the City Council may override such order upon a majority vote of those Council members in attendance at a

properly noticed regular or special meeting of the City Council at which a quorum is present. Solely for the purpose of overriding such an order, three or more members of the City Council may request the Mayor to call a special meeting of the City Council pursuant to Sec. 3-10 to discuss and potentially override such order, and the Mayor shall call such a special meeting as promptly as reasonably possible with at least three hours' notice to all members of the Council then in the City. Nothing in this policy prohibits the Mayor from seeking guidance from one or more of the members of the City Council prior to issuing such an order.

a.c. This policy does not permit the Mayor or City Council to order the lowering of the United States of America flag or the State of Missouri flag to half-staff absent an order from the President of the United States or the Governor of the State of Missouri.

b.d. The City of Maplewood flag and commemorative flags may be flown at half-staff as directed by City Council, upon the passage of a resolution, to reflect and honor:

- i. The City's values and observances;
- ii. Officially recognized commemorative days, weeks or months;
- iii. Significant historical or cultural events relevant to the City.

When the U.S. flag and the State of Missouri flag are lowered, all flags flown shall be lowered.

The City Manager shall be responsible for communicating lowering directives to all City facilities displaying flags.

2. Authorization

The display of Commemorative Flags must be authorized by resolution of a majority vote of the City Council. The resolution shall include:

- a. The flag to be displayed;
- b. The location(s) of the display;
- c. The duration of the display; and
- d. Any other specific flag protocols to be observed.

The City Council may establish an annual calendar of Commemorative Flag displays.

3. Display Location and Priority

Flags will be flown at City properties, including City Hall, in the following order of precedence: the United States flag, the State of Missouri flag, and the City flag.

Commemorative Flags will be flown on the secondary flagpole located at City Hall. At no time will a Commemorative Flag be flown above a Primary Flag.

4. Annual Review

This flag policy, including the annual calendar of Commemorative Flags displays, shall be reviewed annually by the City Council to ensure that this policy and such displays reflect an equity-minded approach to recognize the values of the City and its citizens.

Adopted by the Maplewood City Council pursuant to Resolution 26-1 on January 13, 2026.

RESOLUTION

R25-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING A FLAG DISPLAY POLICY GOVERNING THE DISPLAY OF PRIMARY AND COMMEMORATIVE FLAGS ON CITY-OWNED OR CITY-CONTROLLED PROPERTY

WHEREAS, the City of Maplewood seeks to ensure that flags displayed on City-owned or City-controlled property are managed in a consistent, respectful, and legally compliant manner; and

WHEREAS, the City desires to establish clear guidelines for the display of the United States flag, the State of Missouri flag, the City of Maplewood flag, and commemorative flags in accordance with the United States Flag Code, applicable state law, and the values of the Maplewood community; and

WHEREAS, the City Council finds it in the best interest of the City to formally adopt a Flag Display Policy to govern the procedures, protocols, and authorization requirements for raising, lowering, and displaying Primary and Commemorative Flags.

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

Section I. The City Council hereby adopts the City of Maplewood Flag Display Policy, attached hereto as Exhibit A and incorporated herein by reference, establishing guidelines for the display of Primary Flags and Commemorative Flags on City-owned or City-controlled property.

Section II. The City Manager is authorized and directed to implement and administer the Flag Display Policy, including communicating any lowering directives to all City facilities, ensuring compliance with applicable federal and state protocols, and coordinating placement and removal of authorized Commemorative Flags.

Section III. Any future authorization for the display of a Commemorative Flag shall require passage of a resolution by the City Council specifying the flag to be displayed, its location, duration, and any protocols to be observed, as set forth in the Flag Display Policy.

Section IV. This Resolution shall take effect immediately upon its adoption.

Passed this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Exhibit A

CITY OF MAPLEWOOD FLAG DISPLAY POLICY

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- a. As directed by the President of the United States or the Governor of Missouri upon the death of principal figures of the United States Government, a present or former official of the government of the State of Missouri, a member of the Armed Forces who dies while serving on active duty, or a first responder who dies while serving in the line of duty, or to commemorate certain national emergencies or recognize days of remembrance.
- b. In the event that the Mayor determines that an order by the President of the United States or the Governor of Missouri to lower the Primary Flags to half-staff is not in line with the City's values, they may order that the Primary Flags not be flown at half-staff. In such an event, the Mayor shall promptly notify the City Council by email of such order. If deemed necessary, the City Council may override such order upon a majority vote of those Council members in attendance at a properly noticed regular or special meeting of the City Council at which a quorum is present. Solely for the purpose of overriding such an order, three or more members of the City Council may request the Mayor to call a special meeting of the City Council pursuant to Sec. 3-10 to discuss and potentially

override such order, and the Mayor shall call such a special meeting as promptly as reasonably possible with at least three hours' notice to all members of the Council then in the City. Nothing in this policy prohibits the Mayor from seeking guidance from one or more of the members of the City Council prior to issuing such an order.

- c. This policy does not permit the Mayor or City Council to order the lowering of the United States of America flag or the State of Missouri flag to half-staff absent an order from the President of the United States or the Governor of the State of Missouri.
- d. The City of Maplewood flag and commemorative flags may be flown at half-staff as directed by City Council, upon the passage of a resolution, to reflect and honor:
 - i. The City's values and observances;
 - ii. Officially recognized commemorative days, weeks or months;
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- a. The flag to be displayed;
- b. The location(s) of the display;
- c. The duration of the display; and
- d. Any other specific flag protocols to be observed.

The City Council may establish an annual calendar of Commemorative Flag displays.

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Commemorative Flags will be flown on the secondary flagpole located at City Hall. At no time will a Commemorative Flag be flown above a Primary Flag.

4. Annual Review

This flag policy, including the annual calendar of Commemorative Flags displays, shall be reviewed annually by the City Council to ensure that this policy and such displays reflect an equity-minded approach to recognize the values of the City and its citizens.

Adopted by the Maplewood City Council pursuant to Resolution 25-55 on January 13, 2026.

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: January 8, 2026
Re: **Third Reading, Bill 6304: Parking Modifications to Support Emergency Vehicle Egress**

Bill 6304 amends Section 50-243 of the Code of Ordinances to establish a no-parking zone on the west side of Florent Avenue in the 2500 block, extending 54 feet southward from the entrance to the MRH school parking lot. This modification addresses emergency vehicle access concerns identified by the Fire Chief and Public Works Superintendent. Full details about the proposed no-parking zone are available in the [December 9, 2025, meeting packet](#).

First Reading: December 9, 2025 - Approved unanimously by voice vote

Second Reading: December 9, 2025 - Approved unanimously by voice vote

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 50 TRAFFIC AND MOTOR VEHICLES, SECTION 50-243 — OTHER PROHIBITIONS ON PARKING, TO ESTABLISH NO-PARKING ZONES ON FLORENT AVENUE TO FACILITATE EMERGENCY VEHICLE ACCESS

WHEREAS, emergency vehicles, trash trucks, and Public Works equipment cannot safely navigate the turn on Florent Avenue heading south when vehicles are parked south of the MRH Middle/High School parking lot entrance on the west side of Florent; and

WHEREAS, staff has identified the need for no-parking zones on the west side of Florent Avenue to ensure adequate clearance for emergency vehicle egress; and

WHEREAS, establishing these no-parking zones will improve public safety and facilitate essential municipal services.

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

Section I. Section 50-243(b) of the Maplewood Code of Ordinances is hereby amended by adding the following entry to the schedule of parking restrictions:

Location	Description	Times and Conditions
Florent Avenue	2500 Block—No parking west side of street, from the entrance to the MRH school parking lot southward 54 feet	(4)

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

Passed this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: January 5, 2026
Re: **Request for Full and Sunday Liquor Licenses for The Sports Bra STL at 7344 Manchester Rd**

The Sports Bra STL, located at 7344 Manchester Rd, has submitted a liquor license application for its new restaurant in Maplewood. The new application is for a Full and Sunday Liquor License.

Please contact me with any questions, comments, or concerns regarding this matter.

**PETITION FOR LIQUOR LICENSE
CITY OF MAPLEWOOD
7601 Manchester Road
Maplewood, MO 63143
(314) 645-3600**

SECTION 1

DATE: 11/25/2025

PilsnerHill Group LLC dba

1. NAME OF ESTABLISHMENT: **The Sports Bra St. Louis**

2. ADDRESS OF ESTABLISHMENT: 7344 Manchester Rd

<u>Maplewood</u>	<u>MO</u>	<u>63143</u>	<u>317-966-1366</u>
(CITY)	(STATE)	(ZIP)	(PHONE)

3. Is ownership a corporation or partnership? If so, list names and addresses of individuals and their title(s):

Heather Hill 3976 Meramec St, St. Louis, MO 63116 50% Owner

Sara Birkbigler 3868 Co Rd 318, Cape Girardeau, MO 63701 50% Owner

4. NAME OF OWNER OR MANAGING OFFICER: Heather Hill

5. Type of license requested - separate license shall be obtained for each of the following classes of sales: (Please check each classification that applies)

<u>Indicate Type of License Applied For:</u>	<u>Fee</u>
A. <u>STORAGE OF NON-INTOXICATING BEER</u> _____ For beer depot or store room, handling, selling or storing non-intoxicating beer.	\$75.00
B. <input checked="" type="checkbox"/> <u>FULL LIQUOR LICENSE</u> _____ To sell intoxicating liquor in excess of 5% by weight, by the drink at retail for consumption on the premises where sold.	\$450.00
C. <u>PACKAGED INTOXICATING LIQUOR</u> _____ To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold.	\$150.00
D. <u>SUNDAY PACKAGE LIQUOR LICENSE</u> _____ To sell intoxicating liquor in the original package at retail only, and not by the drink, not for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail in the original package) on Sundays between the hours of 9:00 a.m. and 12:00 midnight.	\$300.00

- E. MALT LIQUOR BY THE DRINK - 5% OR WINES NOT IN EXCESS OF 14% ALCOHOL BY WEIGHT
 _____ To sell malt liquor containing alcohol over 3.2% but not more than 5% by weight at retail by the drink for consumption on the premises, where sold (includes light wines. \$ 52.50
- F. PACKAGED MALT LIQUOR OR LIGHT WINES (5% MALT LIQUOR)
 _____ To sell malt liquor containing over 3.2% but not more than 5% by weight in the original package at retail only, and not for consumption on the premises, where sold. \$ 22.50
- G. SUNDAY LIQUOR BY THE DRINK
 _____ To sell intoxicating liquor in excess of 5% percent by weight by the drink at retail for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail by the drink for consumption on the premises) on Sundays between the hours of 9:00 a.m. and 12:00 midnight provided all requirements of state law are complied with. \$300.00
- H. MANUFACTURER SOLICITOR'S LICENSE
 _____ To sell intoxicating liquor containing not in excess of twenty-two percent (22%) of alcohol by weight and the privilege of selling to duly licensed wholesalers and soliciting orders for sale of intoxicating liquor containing not in excess of twenty-two percent of alcohol by weight, to, by or through a duly licensed wholesaler on the premises where sold. \$250.00
- I. ORIGINAL PACKAGE TASTING
 _____ To conduct wine, malt beverage and distilled spirit tasting on the licensed premises upon receipt of a special permit. \$ 25.00

Applicant hereby agrees that if a license is granted upon this petition, that applicant or any officer, agent, employee, or servant of applicant will not violate any provision of said Ordinance No. 4121 or of any amendments hereafter made to said ordinance, or any law of the State of Missouri or other ordinance of the City of Maplewood while in and upon the premises of the applicant herein described or knowingly allow any other person so to do.

Heather Hill
 Printed Name of Applicant

X 
 Signature

12/5/25
 Date

SECTION II - PERSONAL

Name of Applicant: Heather Hill Phone No. 317-966-1366

Date of Birth [REDACTED] Place of Birth HI

Social Security No. [REDACTED] Driver's License No. [REDACTED]

Marital Status: Married Divorced Separated

If Married, Spouses Name, date of birth and place of birth: Veronika Hodosiova, [REDACTED]
Slovakia

Current Residence Address: 3976 Meramec St

St. Louis MO 63116 317-966-1366
(city) (state) (zip) (phone)

Address for the Previous Five(s) Years:
Same as current From _____ To _____
(street) (city) (state)

Address for the Previous Five(s) Years:
_____ From _____ To _____
(street) (city) (state)

Address for the Previous Five(s) Years:
_____ From _____ To _____
(street) (city) (state)

Address for the Previous Five(s) Years:
_____ From _____ To _____
(street) (city) (state)

Address for the Previous Five(s) Years:
_____ From _____ To _____
(street) (city) (state)

If Naturalized Citizen, place and date of Naturalization:
N/A

SECTION III - GENERAL INFORMATION

1. Do you own, or rent, the premises for which you seek a license? Lease

2. What interest, if any, does the landlord have, directly or indirectly, in the business in which you intend to engage, if the license is granted? Explain:
N/A

3. Have you ever been employed by any person, partnership, or corporation that has a license suspended or revoked by the Supervisor of Liquor Control of the State of Missouri?
No

If so, give details: N/A

4. Has any license heretofore issued by the Supervisor of Liquor Control for the premises for which you seek a license ever been suspended or revoked by the Supervisor of Liquor Control?
No

If so, give details: N/A

5. Is there now employed, or do you expect to employ in the business to be licensed hereunder, any person who has been convicted of any crime?
No

If so, give details: N/A

6. Has there been issued to you within the past year a Retail Liquor Dealer's Federal Tax Stamp (RLD \$50.00) designating you or the premises for which you seek a license as a person or place for dealing in intoxicating liquor other than malt liquors?
No

7. Has there been issued to any other person within the past year a Retail Liquor Dealer's Federal Tax Stamp (RLD \$50.00) describing the place for which you seek a license as a place for dealing in intoxicating liquor other than malt liquors?
No

8. Have you or any member of your household or immediate family ever had any license issued by the Supervisor of Liquor Control for the State of Missouri or by the licensing authority of any other state or city, suspended or revoked?
No

9. Is there now employed or do you expect to employ in the business to be licensed hereunder any person who has at any time had a license from the Supervisor of Liquor revoked or suspended?
No

If so, give details: N/A

10. Have you or any member of your household or immediate family ever made application for a license from the Supervisor of Liquor Control which was denied?

No

If so, name the applicant, approximate date of denial, and details regarding same

N/A

11. Does your landlord now hold or has he ever held a license of any kind issued by the Supervisor of Liquor Control? _____

12. Does the former owner of the business have any interest, either directly or indirectly in the business for which you seek a license? N/A

If so, give details: N/A

13. State names of any person, firm or corporation that has advanced or will advance any money to you to purchase or operate the business for which you seek a license

N/A

14. Have you any interest, directly or indirectly, in any brewery, winery, distillery, rectifying or blending plant, or wholesale liquor concentrate either as part owner, stockholder, agent or employee? No

If so, give details: N/A

15. State the name and address of any distiller, wholesaler, winemaker, brewer, or any other employee, officer or agent thereof who has or will have any financial interest, directly or indirectly, in the business for which you seek a license N/A

16. State the name of any distillery, wholesaler, winemaker, brewer, or any employee, officer or agent thereof who has loaned or who will, directly or indirectly, loan, give away, or furnish equipment, money, credit, or property of any kind to you, except ordinary commercial services, if any, as are permitted by the regulations of the Supervisor of Liquor Control:

N/A

17. State the name and residence of any person, firm or corporation, if any, who is interested or who will become interested, directly or indirectly, other than hereinabove set out, in the business for which you seek a license and the nature of such interest

N/A

RECORD OF ARREST

A. Have you ever been arrested or indicted for the violation of any Federal, State, or City Laws?

NO

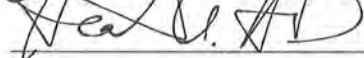
If so, give details: N/A

B. Have you ever been convicted for the violation of any city ordinance, State or Federal Laws relating to liquor, gambling, immorality, peace disturbance?

NO

If so, give details: N/A

I, Heather Hill, hereby authorize the City of Maplewood Police Department to perform a police check on the information I have submitted. And I am willing to submit to fingerprinting and photographing, if requested.

Date: 12/5/25 X Signature of Applicant: 

Results of Police Check:

Signature: Chief of Police

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: January 8, 2026
Re: **Sustainability Commission Appointments**

Following Council's work session discussion on December 9, 2025, resolutions are enclosed to appoint Clayton Merritt and Casey Kelly to the Sustainability Commission.

Clayton Merritt will fill the resident position. Clayton is a Ward 3 resident who applied during the spring 2025 application cycle and listed the Sustainability Commission as his first choice.

Casey Kelly will fill the position designated for an individual who works for or owns a business in Maplewood. Casey owns a Maplewood business and applied on November 14, 2025.

Both appointments will serve terms expiring on June 30, 2029.

The resolutions are enclosed for Council's consideration.

Boards and Commissions Application

Print

Del

Submitted by: Clayton Merritt

Submitted On: 2025-05-04 10:37:28

Submission IP: 172.221.155.51 (172.31.68.115)

proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: City Council

Due Date: Open



City of Maplewood, MO

Boards and Commissions Application

Contact Information

* **First Name:**

Clayton

* **Last Name:**

Merritt

* **Address:**

7326 Myrtle Ave

* **City:**

Saint Louis

* **State:**

MO

* **Zip:**

63143

* **Email Address**

* **Primary Phone (numbers only)**

Other Phone (numbers only)

Ex. (123) 456-7890

Personal Information

Current Employer (optional)

Community Building LLC

Occupation (optional)

Property Management

Work Phone (numbers only)

Ex. (123) 456-7890

* Are you a Maplewood resident?

Yes No

* Do you work for a Maplewood business?

Yes No

* Reason(s) for wanting to serve on a board or commission:

Get more involved in the community

* What experience or qualifications do you have relating to the function of the board or commission?

Worked on and ran jobsites for multiple sustainability projects in multiple states that involved permaculture, xeriscaping, composting, aquaponic and hydroponic gardening. 17 years in the building industry including general contracting, home maintenance, landscaping, and property management.

* Do you currently hold, or have you previously held, any local, state, or federal government positions, appointments or office(s)?

Yes No

If you checked yes, please list date(s) and position(s) held.

List civic or community activities with which you have been involved.

Sherwood Forest, Earth Day 365, Dogtown Ecovillage, Gateway Arch Park Foundation, NPR

If you would like to attach any documents or items that may be of interest to the Mayor or Council for the application review process, please do so below.

No file chosen

References

Please list two references. At least one reference needs to be a Maplewood resident who is familiar with your experience and abilities.

* Reference Name:

Natalie Merritt

* Reference Email Address:

* Reference Phone (numbers only):

* Maplewood resident?

Yes No

* Reference Name

Alex Theiss

* Reference Email Address

* Reference Phone (numbers only)

* Maplewood resident?

Yes No

I am interested in serving on the following Board(s) or Commission(s):

(Please rank in order of preference, 1 being your most preferred board/commission.)

* Board of Adjustment and Housing Board of Appeals

Not interested in serving on this board / commission.



*** Civil Service Commission**

Not interested in serving on this board / commission.



*** Design & Review Board and Historic Preservation Commission**

Not interested in serving on this board / commission.



*** Human Services Commission**

Not interested in serving on this board/commission.



*** Library Board**

Not interested in serving on this board / commission.



*** Parks & Recreation Commission**

2



*** Plan and Zoning Commission**

Not interested in serving on this board / commission.



*** Special Business District Tax Advisory Commission**

Not interested in serving on this board / commission.



Members of the SBD Tax Advisory Commission must be individuals who own property or operate as a municipally licensed business within the boundaries of the district.

*** Sustainability Commission**

1



*** Have you read the duties and responsibilities of the board or commission for which you are applying?**

Yes No

*** Will you be able to attend the regular meetings of the boards and commissions to which you may be appointed?**

Yes No

By submitting this form, you affirm that the information contained in this application is true and accurate to the best of your knowledge and that you are the person named in the applicant section of this form. In addition, you acknowledge that upon receipt by the City, this form is a public record and its contents will be provided to anyone requesting a copy and that your name, street number/address will be made available to the public via the council meeting agenda, which is posted on the internet.

If you have any questions, please contact the City Clerk at (314) 646-3604 of cityclerk@cityofmaplewood.com.

*** Electronic Signature**

Clayton Merritt

*** Date**

05/04/2025

Format: MM/DD/YYYY

*** Email address**

This field is not part of the form submission.

City of Maplewood, Missouri
Boards and Commissions Application



I am interested in serving on the following Board(s) or Commission(s):
(Please rank in order of preference, 1 being your most preferred board/commission. Mark N/A if not interested in serving.)

- | | |
|---|--|
| <input type="checkbox"/> Board of Adjustment and Housing Board of Appeals | <input type="checkbox"/> Plan and Zoning Commission |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Police Advisory Board |
| <input type="checkbox"/> Design & Review Board and Historic Preservation Commission | <input type="checkbox"/> Special Business District Tax Advisory Commission
(Members of the SBD Tax Advisory Commission must be individuals who own property or operate as a municipally licensed business within the boundaries of the district.) |
| <input type="checkbox"/> Human Services Commission | <input checked="" type="checkbox"/> Sustainability Commission |
| <input type="checkbox"/> Library Board | |
| <input type="checkbox"/> Parks & Recreation Commission | |

Applicant Contact Information

First Name: Casey

Last Name: Kelly

Address: 7176 Manchester Rd

City: Maplewood State: MO Zip: 63143

Email Address: _____

Primary Phone: _____ Other Phone: _____

Are you a Maplewood resident? Do you work for a Maplewood business?
 Yes No Yes No

Personal Information

Current Employer (optional): C K Draft Design

Occupation (optional): self employed interior design

Reason(s) for wanting to serve on a board or commission:

I am LEED certified and I have studied compact city urban design

What experience or qualifications do you have relating to the function of the board or commission?

I have worked with design committees for multi-unit residential to design - I can present ideas and organize procurement selections - I am a creative thinker and pragmatic team player.

Do you currently hold, or have you previously held, any local, state, or federal government positions, appointments, or office(s)? Yes No

If you checked yes, please list dates and positions held.

[Empty box for listing dates and positions held]

List civic or community activities with which you have been involved.

Pocket Parks, Lifewise, APA, community improvements such as planting trees

References

Please list two references. At least one needs to be a Maplewood resident who is familiar with your experience and abilities.

Name: Erin LeClerc

Email Address: _____ Phone: _____

Maplewood Resident: Yes No

Name: Ryan Pennington

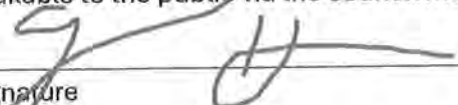
Email Address: _____ Phone: _____

Maplewood Resident: Yes No

Have you read the duties and responsibilities of the board or commission for which you are applying? Yes No

Will you be able to attend the regular meetings of the boards and commissions to which you may be appointed? Yes No

By submitting this form, you affirm that the information contained in this application is true and accurate to the best of your knowledge and that you are the person named in the applicant section of this form. In addition, you acknowledge that upon receipt by the City, this form is a public record and its contents will be provided to anyone requesting a copy and that your name will be made available to the public via the council meeting agenda, which is posted online.

Signature 

11/14/2025
Date

Please return to City of Maplewood, City Clerk, 7601 Manchester Rd., Maplewood, MO 63143
If you have any questions, call (314) 646-3604 or email cityclerk@cityofmaplewood.com.

RESOLUTION

R26-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING CLAYTON MERRITT TO THE SUSTAINABILITY COMMISSION AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2029

WHEREAS, Clayton Merritt has expressed a willingness to serve on the Sustainability Commission; and

WHEREAS, a vacancy exists on the Sustainability Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Clayton Merritt is hereby appointed to the Sustainability Commission; and

BE IT FURTHER RESOLVED that his term of office is established as expiring June 30, 2029.

Passed this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R26-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING CASEY KELLY TO THE SUSTAINABILITY COMMISSION AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2029

WHEREAS, Casey Kelly has expressed a willingness to serve on the Sustainability Commission;
and

WHEREAS, a vacancy exists on the Sustainability Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Casey Kelly is hereby appointed to the Sustainability Commission; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2029.

Passed this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: January 8, 2026
Re: **Deer Creek Community Improvement District Board Appointments**

Armstrong Teasdale, legal counsel for the Deer Creek Community Improvement District (CID), has requested that the City Council renew the appointment terms of Amber Withycombe and Alexis Miller as city representatives to the Deer Creek CID Board. The proposed terms expire August 21, 2030.

Resolution 26-4 is provided for Council's consideration.



November 19, 2025

VIA EMAIL

Amber Withycombe
City Manager
City of Maplewood
7601 Manchester Road
Maplewood, Missouri 63143
Via email: a-withycombe@cityofmaplewood.com

**Re: Deer Creek Community Improvement District
Board Appointment by the City of Maplewood, Missouri (the "City")**

Dear Ms. Withycombe:

Please be advised that this firm represents the Deer Creek Community Improvement District (the "CID"). On their behalf, I respectfully request that you forward this request to the Mayor, which, in his capacity as Mayor, to be approved by the Maplewood City Council, for the appointments of Amber Withycombe and Alexis Miller, each to terms expiring August 21, 2030.

Should you have any questions regarding the proposed appointments, please call me at (314) 342-4155.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tari Rader', written in a cursive style.

Tari Rader
Paralegal

/tr

cc: Angela Odum; aodlum@atllp.com via email
City Clerk; cityclerk@maplewoodmo.gov via email
Jacqueline K. Graves; jgraves@lewisrice.com via email

RESOLUTION

R26-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING AMBER WITHYCOMBE AND ALEXIS MILLER AS CITY REPRESENTATIVES TO THE DEER CREEK CENTER COMMUNITY IMPROVEMENT DISTRICT AND ESTABLISHING THEIR TERMS OF OFFICE AS EXPIRING AUGUST 21, 2030

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

Amber Withycombe and Alexis Miller are hereby appointed as City representatives with terms expiring August 21, 2030.

Passed this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 13th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Amber Withycombe, City Manager
Date: January 5, 2026
Re: **Petition Number 2026-01 – Request by O’Hare Foundry Corp. to rezone 3423 South Big Bend Boulevard from PU Public Use District to HM Heavy Manufacturing District**

BACKGROUND

The subject property, 3423 South Big Bend Boulevard, is currently zoned PU Public Use District. The property is a vacant lot that was recently purchased by O’Hare Foundry Corp. from Bi-State Development.

The petitioner, Robert Thomas, on behalf of property owner Kyle Kolander of O’Hare Foundry Corp., is requesting to rezone this property from PU Public Use to HM Heavy Manufacturing to match the zoning of the adjacent property at 3417 South Big Bend Boulevard, which is also owned by O’Hare Foundry Corp. and is zoned HM Heavy Manufacturing.

O’Hare Foundry Corp. operates a foundry business at 3417 South Big Bend Boulevard and desires to expand operations onto the adjacent property at 3423 South Big Bend Boulevard. The current Public Use zoning does not allow for the manufacturing uses that the company intends to establish on this property.

ZONING REQUEST

The petitioner is requesting to rezone the property at 3423 South Big Bend Boulevard from PU Public Use District to HM Heavy Manufacturing District. This rezoning would allow the property to be used for heavy manufacturing purposes consistent with the adjacent O’Hare Foundry property and would facilitate the company’s business expansion plans.

PLANNING AND ZONING ISSUES

1. **Site Inventory and Context:** The property at 3423 South Big Bend Boulevard is a vacant lot bordered by the following uses:
 - North: O’Hare Foundry Corp. at 3417 South Big Bend Boulevard (zoned HM Heavy Manufacturing)
 - South: Metro Link/Public Use
 - East: Union Pacific Railroad
 - West: South Big Bend Boulevard

The property is situated in an area characterized by industrial and transportation uses. To the north is the existing O’Hare Foundry heavy manufacturing operation. To the south and east are significant transportation corridors (Metro Link light rail and Union Pacific Railroad). This

location represents a transitional area between heavy industrial uses and major transportation infrastructure.

The Heavy Manufacturing District is intended to accommodate manufacturing, processing, and related uses that may generate noise, odors, dust, vibration, or other impacts requiring separation from residential areas. The zoning code states: "The HM Heavy Manufacturing District is intended to accommodate manufacturing, fabricating, processing, assembling, warehousing and related uses which, because of their operational characteristics, need to be located away from residential and other sensitive uses."

2. **Compatibility with Adjacent Uses:** The requested HM Heavy Manufacturing zoning is consistent with and compatible with the surrounding land uses:
 - The property immediately adjacent to the north (3417 South Big Bend Boulevard) is zoned HM Heavy Manufacturing and is actively used for foundry operations
 - The Metro Link light rail system to the south is a public transportation use that is compatible with industrial zoning
 - The Union Pacific Railroad to the east is a transportation/industrial use
 - Residential properties are located across Big Bend Boulevard, including an apartment building at approximately 165 feet, a single-family home at 262 feet, and another apartment building at 267 feet from the site.
 - The rezoning would create zoning consistency between the two parcels owned by O'Hare Foundry Corp. and would not introduce any incompatible uses into the area. The property's location, bordered by heavy manufacturing, rail transportation, and light rail, makes it well-suited for industrial use.
3. **Comprehensive Plan Consistency:** The City is currently in the process of updating its Land Use Guide. This property's location adjacent to existing heavy manufacturing and major transportation corridors makes it appropriate for industrial use. The rezoning supports economic development by facilitating business expansion for an existing Maplewood employer.
4. **Impact to Adjacent Properties:** Given that the property is surrounded by heavy manufacturing, Metro Link, and railroad uses, with no residential properties in the immediate vicinity, the rezoning should have minimal to no negative impact on adjacent properties. In fact, the rezoning promotes logical land use patterns by consolidating industrial zoning in an area already characterized by such uses.

FINDING

Staff recommends approval of the proposed rezoning request based on the following findings:

1. The requested HM Heavy Manufacturing zoning is consistent with and compatible with the adjacent and surrounding land uses, which include heavy manufacturing, light rail, and freight rail.
2. The property's location, bordered by O'Hare Foundry's existing heavy manufacturing facility, Metro Link, and Union Pacific Railroad, makes it well-suited for industrial use and inappropriate for residential or other sensitive uses.

3. The rezoning would not constitute spot zoning, as it is consistent with the existing character of the area and would not confer a special benefit not enjoyed by other property owners.
4. The rezoning supports economic development and business expansion for an existing Maplewood employer without creating land use conflicts or negative impacts on adjacent properties.
5. While residential properties are located across Big Bend Boulevard (an apartment building at 165 feet, a single-family home at 262 feet, and another apartment building at 267 feet), the four-lane roadway provides substantial separation from the site. The property's location between existing heavy manufacturing operations and major transportation corridors (Metro Link and Union Pacific Railroad) makes it appropriate for industrial use. The rezoning maintains consistency with the established industrial character of this corridor without creating significant new impacts to residential properties across the street.
6. The rezoning creates logical and consistent zoning between the two parcels owned by O'Hare Foundry Corp., facilitating efficient business operations and expansion.



GREENWOOD BLVD

3226

3417

3704

S BIG BEND BLVD
MAPLEWOOD

3710

7500

3429

3423

3715

SUSSEX AVE

3723

3735

CAMBRIDGE AVE

3200

OXFORD BLVD

3515

3500

3732

3726

3714

3712

3700

3638

3636

7411

3639

3736

3785

3717

3711

3703

3701

LEGEND	
ASPH. = ASPHALT	⊙ = AIR CONDITION UNIT (AC)
BLDG. = BUILDING	⊙ = BENCHMARK
CONC. = CONCRETE	⊙ = BOLLARD
ELEV. = ELEVATION	⊙ = CABLE T.V. PEDESTAL
ESMT. = EASEMENT	⊙ = CLEAN OUT
EXIST. = EXISTING	⊙ = ELECTRIC BOX (E.B.)
F.M. FLR. = FINISH FLOOR	⊙ = ELECTRIC MANHOLE
F.O.L. = FIBER OPTIC LINE	⊙ = ELECTRIC METER (E.M.)
LS = LANDSCAPED AREA	⊙ = ELECTRIC TRANSFORMER
MEAS. = MEASURED	⊙ = EXISTING SPOT ELEV.
M.H. = MANHOLE	⊙ = FENCE - BARBED WIRE
O.H.E. = OVERHEAD ELECTRIC	⊙ = FENCE - CHAINLINK
P.M.T. = PAVEMENT	⊙ = FENCE - METAL
REC. = RECORD	⊙ = FENCE - PAC
R-R = RAILROAD	⊙ = FENCE - WOOD
R.W. = RETAINING WALL	⊙ = FIRE HYDRANT (F.H.)
R.O.W. = RIGHT OF WAY	⊙ = UNDERGROUND ELECTRIC
U.G.E. = UNDERGROUND ELECTRIC	⊙ = UNDERGROUND TELEPHONE
W.W. = WINDOW WELL	⊙ = GAS METER (G.M.)
W. = WIDE	⊙ = GAS VALVE (G.V.)
WTR. = WATER LINE	⊙ = GRATE INLET
⊙ = INLET MANHOLE	⊙ = LIGHT STANDARD
⊙ = MAIL BOX	⊙ = SEWER MANHOLE
⊙ = SIGN	⊙ = SMALL GRATE INLET
⊙ = TRAFFIC SIGNAL POLE	⊙ = TELEPHONE BOX (TB)
⊙ = TELEPHONE MANHOLE	⊙ = UTILITIES
⊙ = UTILITY POLE ANCHOR	⊙ = UTILITY POLE (U.P.)
⊙ = WATER METER (W.M.)	⊙ = WATER VALVE (W.V.)
⊙ = UTILITY VAULT	⊙ = DECIDUOUS TREE
⊙ = EVERGREEN TREE	⊙ = TREE LINE

TITLE NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- SOURCE OF INFORMATIONAL TITLE REPORT: ST. LOUIS TITLE AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY IN THEIR FILE NO. ST1250231, DATED JULY 01, 2025. EASEMENTS ARE SHOWN AS REPORTED, NO FURTHER INVESTIGATION HAS BEEN MADE BY PITZMAN'S CO. AS TO THE PRESENT STATUS OF OTHER EASEMENTS, RESTRICTIONS, BUILDING OR ZONING SETBACK LINES, AFFECTING THE PARCEL SURVEYED PITZMAN'S CO. HAS ONLY REVIEWED ITEMS 8, & 9 AS RECITED IN ITEMS OF RECORD OF SAID INFORMATIONAL TITLE REPORT.
 - 8 = PERMANENT TRAFFIC SIGNAL SIGNAL EASEMENT IN BOOK 23968 PAGE 143, AS SHOWN ON PARCEL SURVEYED.
 - 9 = PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER AND SIDEWALK EASEMENT IN BOOK 2022050400331 IN BOOK 200-M PAGE 1622, AS SHOWN ON PARCEL SURVEYED.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PARCEL DESCRIBED IN ST. LOUIS TITLE AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY IN THEIR FILE NO. ST1250231, DATED JULY 01, 2025. ALL THE EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- SURVEYOR RECOMMENDS CONSULTING AN ATTORNEY TO EXPLAIN ALL DOCUMENTS LISTED IN THE TITLE COMMITMENT, ESPECIALLY SCHEDULE B DOCUMENTS.

SURVEYOR NOTES:

- BEARING BASIS: STATE PLANE COORDINATES, BEARINGS AND ELEVATIONS ON THIS SURVEY WERE ESTABLISHED UTILIZING THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS DURING THE MONTH OF JUNE 2025, AND ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, ZONE EAST, 2011, GRID NORTH, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- STATE PLANE NOTE: THE HORIZONTAL STATE PLANE GRID COORDINATES SHOWN HEREON WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS. THESE OBSERVATIONS WERE CONDUCTED USING CELLULAR EQUIPPED TRIMBLE RB CROSS ROVER AND A TRIMBLE 5737 DATA COLLECTOR.
- SITE BENCHMARK: SURVEY ELEVATION: 460.80 "L" ON THE NORTH SIDE OF SIGNAL BASE, 110.0' NORTH AND 23.7' EAST OF THE SOUTHEASTERN CORNER OF PROPERTY SURVEYED.
- PROPERTY ZONING: IS ZONED HEAVY MANUFACTURING NO SET-BACK LINES PER SEC. 56-181, PER THE CITY OF MAPLEWOOD ZONING MAP IN 2025.
- FLOOD RISK ZONING: SUBJECT PROPERTY, IS LOCATED ON THE LATEST FLOOD INSURANCE RATE MAP OF CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI COMMUNITY PANEL NO. 29189C0327K DATED FEBRUARY 04, 2015, AS FURNISHED BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT, THE FEMA/FIRM INDICATES THAT SUBJECT PROPERTY IS LOCATED IN ZONE "X", WHICH IS MINIMAL RISK AREAS OUTSIDE THE 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS, AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
- UTILITY INFORMATION: NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO FIND AND/OR VERIFY BURIED UTILITY LOCATIONS. THE LOCATIONS OF ANY UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND/OR AS MAPPED BY UTILITIES PERSONNEL. THE LOCATIONS AND SIZES OF ANY UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED AND ANY BURIED UTILITIES / STRUCTURES SHOWN HEREON MAY NOT EXIST.
- EXISTING SEWERS AND UTILITIES ARE SHOWN BASED UPON OBSERVABLE FIELD EVIDENCE, ALONG WITH SEWER AND UTILITY PLATS PROVIDED BY SEWER DISTRICT AND UTILITIES COMPANIES. THERE MAY BE SOME SEWERS AND UTILITIES LOCATED ON THIS SITE WHICH ARE NOT SHOWN ON THIS PLAN.

TITLE DESCRIPTION:

PARCEL 1:
A CERTAIN TRACT OR PARCEL OF GROUND IN U.S. SURVEY 2884, CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A STONE IN THE SOUTH LINE OF THE MISSOURI PACIFIC RAILROAD RIGHT OF WAY WHERE THE SAME IS INTERSECTED BY THE WEST LINE OF BIG BEND BOULEVARD THENCE SOUTH AND ALONG THE WEST LINE OF BIG BEND BOULEVARD 205 FEET 0 INCHES MORE OR LESS TO A STONE, THENCE WEST AND ON A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF BIG BEND BOULEVARD, 196.40 FEET MORE OR LESS TO A STONE, IN THE NORTHEAST RIGHT-OF-WAY LINE OF THE ST. LOUIS BELT AND TERMINAL RAILROAD, THENCE NORTHEAST AND ALONG THE NORTHEAST RIGHT OF WAY LINE OF THE ST. LOUIS BELT AND TERMINAL RAILROAD 176 FEET 0 INCHES MORE OR LESS TO A STONE IN THE SOUTH LINE OF THE MISSOURI PACIFIC RAILROAD THENCE EAST ALONG THE SOUTH LINE OF MISSOURI PACIFIC RAILROAD 313.68 FEET MORE OR LESS TO A STONE IN THE WEST LINE OF BIG BEND BOULEVARD AND THE PLACE OF BEGINNING, BOUNDED AS FOLLOWS: ON THE NORTH BY MISSOURI PACIFIC RAILROAD RIGHT OF WAY, ON THE SOUTH BY A LINE DRAWN AT RIGHT ANGLES TO WEST LINE OF BIG BEND BOULEVARD AND DISTANT 205 FEET MORE OR LESS FROM SOUTH LINE OF MISSOURI PACIFIC RAILROAD, SAID 205 FEET MORE OR LESS BEING MEASURED ALONG THE WEST LINE OF BIG BEND BOULEVARD, ON THE EAST BY THE WEST LINE OF BIG BEND BOULEVARD AND ON THE WEST BY ST. LOUIS BELT AND TERMINAL RAILROAD RIGHT-OF-WAY, EXCEPTING THEREFROM THAT PART THEREOF TAKEN FOR PUBLIC ROAD BY ST. LOUIS COUNTY, MISSOURI, BY CONDEMNATION SUIT # 233025 IN THE ST. LOUIS COUNTY CIRCUIT COURT, A CERTIFIED COPY OF REPORT OF COMMISSIONERS IS RECORDED IN BOOK 4351 PAGE 276 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 2:
A PARCEL BEING LOCATED IN PART OF U. S. SURVEY 2884, TOWNSHIP 47 NORTH, RANGE 6 EAST, ALSO BEING PART OF THAT TRACT AS RECORDED IN DEED BOOK 15305 PAGE 1390 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING OR REFERENCE AT A FOUND CROSS AT THE INTERSECTION OF THE NORTHEASTERN LINE OF BI-STATE DEVELOPMENT AGENCY PROPERTY AS RECORDED IN BOOK 13245 PAGE 1562 AND THE WEST RIGHT OF WAY OF BIG BEND ROAD (VARIABLE WIDTH), THENCE DEPARTING FROM SAID RIGHT OF WAY ALONG THE NORTHEASTERN LINE OF SAID BI-STATE DEVELOPMENT AGENCY NORTH 26 DEGREES 40 MINUTES 15 SECONDS WEST A DISTANCE OF 232.81 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 43.16 FEET, A RADIUS OF 1,960.08 FEET AND A DELTA ANGLE OF 01 DEGREES 15 MINUTES 42 SECONDS TO A FOUND 1/2 INCH REBAR AND CAP STAMPED LS-281-D, THENCE DEPARTING FROM SAID BI-STATE DEVELOPMENT'S NORTHEASTERN LINE SOUTH 81 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 19.31 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 81 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 152.34 FEET TO A FOUND CROSS ON THE WEST RIGHT OF WAY OF BIG BEND RD. (VARIABLE WIDTH), THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY SOUTH 10 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 135.46 FEET TO A FOUND RAILROAD SPIKE, THENCE SOUTH 9 DEGREES 59 MINUTES 20 SECONDS WEST A DISTANCE OF 11.78 FEET TO A FOUND CROSS MARKING A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 38.46 FEET, A RADIUS OF 567.89 FEET AND A DELTA ANGLE OF 3 DEGREES 52 MINUTES 58 SECONDS TO A FOUND CROSS, THENCE NORTH 29 DEGREES 24 MINUTES 45 SECONDS WEST A DISTANCE OF 235.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14,153 SQUARE FEET OR 0.32 ACRES, MORE OR LESS, AS SURVEYED BY MAPLER SURVEYING COMPANY, INC., DURING THE MONTH OF JULY 2016.

NORTHERN PARCEL DEED DESCRIPTION BOOK 18048 PAGE 1651:
A CERTAIN TRACT OR PARCEL OF GROUND IN U.S. SURVEY 2884, CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A STONE IN THE SOUTH LINE OF THE MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY WHERE THE SAME IS INTERSECTED BY THE WEST LINE OF BIG BEND BOULEVARD, THENCE SOUTH ALONG THE WEST LINE OF BIG BEND BOULEVARD, 205 FEET 0 INCHES, MORE OR LESS, TO A STONE, THENCE WEST AND ON A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF BIG BEND BOULEVARD, 196.40 FEET, MORE OR LESS, TO A STONE IN THE NORTHEAST RIGHT-OF-WAY LINE OF THE ST. LOUIS BELT AND TERMINAL RAILROAD, THENCE NORTHEAST AND ALONG THE NORTHEAST RIGHT OF WAY LINE OF THE ST. LOUIS BELT AND TERMINAL RAILROAD, 176 FEET 0 INCHES, MORE OR LESS, TO A STONE IN THE SOUTH LINE OF THE MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, THENCE EAST ALONG THE SOUTH LINE OF MISSOURI PACIFIC RAILROAD, 313.68 FEET, MORE OR LESS, TO A STONE IN THE WEST LINE OF BIG BEND BOULEVARD AND THE PLACE OF BEGINNING, BOUNDED AS FOLLOWS: ON THE NORTH BY MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, ON THE SOUTH BY A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF BIG BEND BOULEVARD AND DISTANT 205 FEET, MORE OR LESS, FROM SOUTH LINE OF MISSOURI PACIFIC RAILROAD, SAID 205 FEET, MORE OR LESS, BEING MEASURED ALONG THE WEST LINE OF BIG BEND BOULEVARD, ON THE EAST BY THE WEST LINE OF BIG BEND BOULEVARD AND ON THE WEST BY ST. LOUIS BELT AND TERMINAL RAILROAD RIGHT-OF-WAY, LESS AND EXCEPTING THEREFROM THAT PORTION THEREOF TAKEN FOR PUBLIC ROAD BY ST. LOUIS COUNTY, MISSOURI BY CONDEMNATION SUIT #233023 IN THE ST. LOUIS COUNTY CIRCUIT COURT, A CERTIFIED COPY OF REPORT OF COMMISSIONERS IS RECORDED IN BOOK 4351 PAGE 276 OF THE ST. LOUIS COUNTY RECORDS.

SOUTHERN PARCEL DEED DESCRIPTION BOOK 2023113000493:
A PARCEL BEING LOCATED IN PART OF U. S. SURVEY 2884, TOWNSHIP 47 NORTH, RANGE 6 EAST, ALSO BEING PART OF THAT TRACT AS RECORDED IN DEED BOOK 15305 PAGE 1390 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING OR REFERENCE AT A FOUND CROSS AT THE INTERSECTION OF THE NORTHEASTERN LINE OF BI-STATE DEVELOPMENT AGENCY PROPERTY AS RECORDED IN BOOK 13245 PAGE 1562 AND THE WEST RIGHT OF WAY OF BIG BEND ROAD (VARIABLE WIDTH), THENCE DEPARTING FROM SAID RIGHT OF WAY ALONG THE NORTHEASTERN LINE OF SAID BI-STATE DEVELOPMENT AGENCY NORTH 26 DEGREES 40 MINUTES 15 SECONDS WEST A DISTANCE OF 232.81 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 43.16 FEET, A RADIUS OF 1,960.08 FEET AND A DELTA ANGLE OF 01 DEGREES 15 MINUTES 42 SECONDS TO A FOUND 1/2 INCH REBAR AND CAP STAMPED LS-281-D, THENCE DEPARTING FROM SAID BI-STATE DEVELOPMENT'S NORTHEASTERN LINE SOUTH 81 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 19.31 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 81 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 152.34 FEET TO A FOUND CROSS ON THE WEST RIGHT OF WAY OF BIG BEND RD. (VARIABLE WIDTH), THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY SOUTH 10 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 135.46 FEET TO A FOUND RAILROAD SPIKE, THENCE SOUTH 9 DEGREES 59 MINUTES 20 SECONDS WEST A DISTANCE OF 11.78 FEET TO A FOUND CROSS MARKING A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 38.46 FEET, A RADIUS OF 567.89 FEET AND A DELTA ANGLE OF 3 DEGREES 52 MINUTES 58 SECONDS TO A FOUND CROSS, THENCE NORTH 29 DEGREES 24 MINUTES 45 SECONDS WEST A DISTANCE OF 235.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14,153 SQUARE FEET OR 0.32 ACRES, MORE OR LESS, AS SURVEYED BY MAPLER SURVEYING COMPANY, INC., DURING THE MONTH OF JULY 2016.

TO: OHARE FOUNDRY COMPANY, ARCHITECTURAL DESIGN GUILD & ST. LOUIS TITLE AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY;

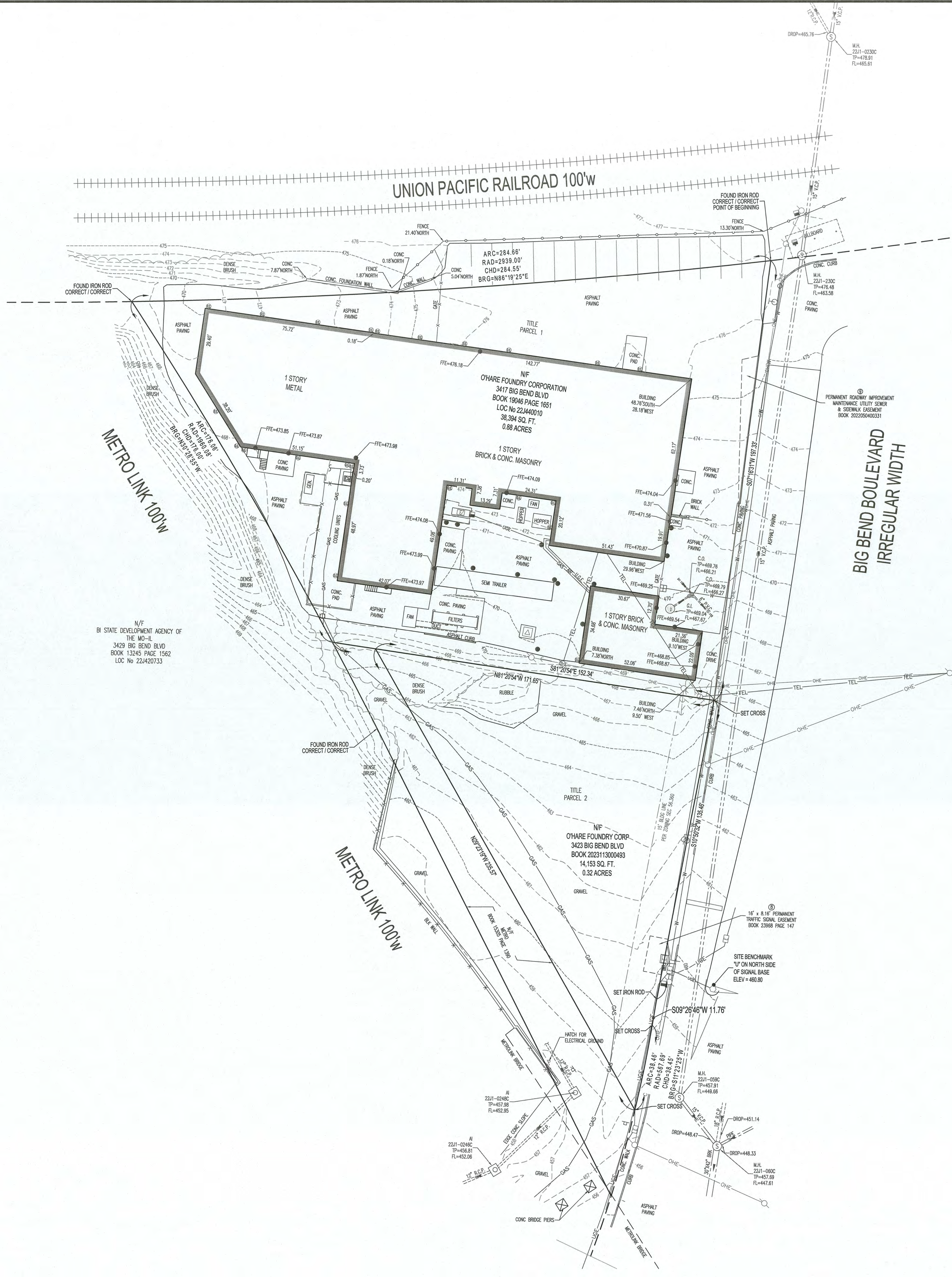
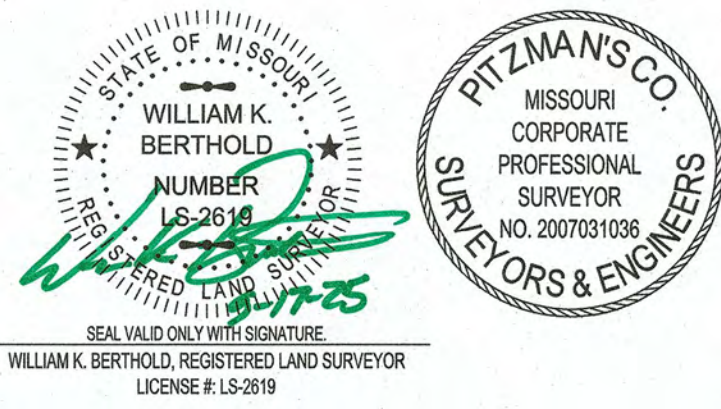
THIS IS TO CERTIFY THAT WE HAVE COMPLETED A BOUNDARY, IMPROVEMENT AND TOPOGRAPHICAL SURVEY OF THE PROPERTY SHOWN HEREON, AND THAT THE RESULTS ARE CORRECTLY SHOWN ON THIS PLAN. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY FOR "URBAN" SURVEYS (20 CSR 2030-16.040).

THE FIELD WORK WAS COMPLETED ON JUNE 19, 2025.

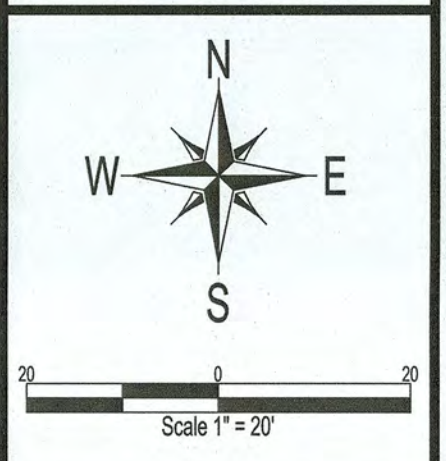
DATE OF PLAT OR MAP: JUNE 24, 2025

WILLIAM K. BERTHOLD, MOLS 2619
PITZMAN'S CO. OF SURVEYORS & ENGINEERS
CORPORATE LICENSE NO. 2007031036

#2725-R SUTTON BOULEVARD
SAINT LOUIS, MISSOURI 63143
T: 314-781-5665
E: BILL@PITZMANS.COM
REVISED AUGUST 05, 2025 ADDED TITLE.
REVISED SEPTEMBER 08, 2025 ADDED NEW DEED AND BOUNDARY.
REVISED SEPTEMBER 17, 2025 ADDED BUILDING LINE PER THE CITY OF MAPLEWOOD.



MISSOURI STANDARDS
BOUNDARY, IMPROVEMENT & TOPOGRAPHICAL SURVEY
U.S. SURVEY 2884, TOWNSHIP 47 NORTH - RANGE 6 EAST
CITY OF MAPLEWOOD
ST. LOUIS COUNTY, MISSOURI



Pitzman's Co.
of Surveyors & Engineers
2725 Sutton Blvd.
St. Louis, MO 63143
P (314) 781-5665
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est. 1889



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ORDER#: 25-067 SV
C.B. OR F.P.#: MAPLEWOOD
DRAWN BY: A K B
DEPUTY: B R W
REVIEWED BY: W K B
DATE: JUNE 24, 2025
LOCATOR#
22J420834
SHEET
1 of 1

City of Maplewood, Missouri
Application for Rezoning of Property

Applicant Information:

Name: Robert Thomas

Address/Phone of Applicant: 2710 Sutton Blvd. Maplewood MO 63143
Contact Phone: 314.644.1234

Property Information:

Current Zoning: Public Use Requested Zoning: Heavy Manufacturing


Zoning of Adjacent Properties: Heavy Manufacturing, Public Use (Metro Link), Union Pacific R.R.

Intended use of property and reason for request: **This property at 3423 was bought from Bi-State Development. It is currently zoned for "Public Use". The new owner is requesting that the property be rezoned to match their adjacent property which is zoned as Heavy Manufacturing. This will allow him to expand his business.**


Property Owner's Name: Kyle Kolander

Property Owner's Address/Phone: O'Hare Foundry Corp, 3417 South Big Bend Blvd. St. Louis, MO 63143

I, Robert Thomas, applicant for this rezoning request, hereby assure that the information given above is true and accurate.


Signed this Fifth day of September 2025

I, Kyle Kolander, owner of the above-mentioned property, hereby consent to the rezoning request stated above.


Signed this Fifth day of September 2025

Office Use Only

- Application and \$100.00 filing fee received.
- Advertising Fee \$330.00 received.
- Business License Application received.

Received this 10th day of October, 2025.


Maplewood Zoning Administrator

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REZONING 3423 SOUTH BIG BEND BOULEVARD FROM PU PUBLIC USE DISTRICT TO HM HEAVY MANUFACTURING DISTRICT

WHEREAS, O’Hare Foundry Corp. owns and operates a foundry business at the adjacent property located at 3417 South Big Bend Boulevard, which is zoned HM Heavy Manufacturing District, and desires to expand operations onto the subject property; and

WHEREAS, the Plan and Zoning Commission recommended approval of this rezoning request at its January 5, 2026, meeting by a vote of 6 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their January 13, 2026, meeting regarding the rezoning and notice of said public hearing had previously been published at least 15 days prior to the hearing in an official paper or a newspaper of general circulation in the City; and; and

WHEREAS, the City Council makes the following findings in support of this rezoning:

1. The requested HM Heavy Manufacturing zoning is consistent with and compatible with the adjacent and surrounding land uses because the property is bordered by O’Hare Foundry’s existing heavy manufacturing facility to the north (3417 South Big Bend Boulevard, zoned HM), Metro Link light rail to the south, and Union Pacific Railroad to the east, creating an area characterized by industrial and transportation uses.
2. The property’s location makes it well-suited for industrial use and inappropriate for residential or other sensitive uses because it is situated between existing heavy manufacturing operations and major transportation corridors.
3. The rezoning would not constitute spot zoning because it is consistent with the existing character of the area, is adjacent to property already zoned HM Heavy Manufacturing, and would not confer a special benefit on the property owner not enjoyed by other property owners in similar circumstances.
4. The rezoning supports economic development and business expansion for an existing Maplewood employer without creating land use conflicts or negative impacts on adjacent properties because it allows O’Hare Foundry Corp. to expand its operations in a logical and efficient manner.
5. While residential properties are located across Big Bend Boulevard, the four-lane roadway provides substantial separation, and the property’s location between existing heavy manufacturing operations and major transportation corridors makes it appropriate for industrial use without creating significant new impacts to residential properties.
6. The rezoning creates logical and consistent zoning between the two parcels owned by O’Hare Foundry Corp., facilitating efficient business operations and expansion; and

WHEREAS, based on these findings, the City Council determines that the requested rezoning is in the best interests of the City and promotes orderly development and economic vitality.

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 3423 South

Big Bend Avenue from PU Public Use District to HM Heavy Manufacturing District. Said property is more particularly described as follows: A parcel being located in part of U. S. Survey 2844, Township 45 North, Range 6 East, also being part of that tract as recorded in Deed Book 15305 Page 1390 of the St. Louis County Land Records Office in St. Louis County, Missouri, and being further described as follows: Commencing or reference at a found cross at the intersection of the northeastern line of Bi-State Development Agency property as recorded in Book 13245 Page 1562 and the west right of way of Big Bend Road (variable width); thence departing from said right of way along the northeastern line of said Bi-State Development Agency north 26 degrees 40 minutes 15 seconds west a distance of 232.81 feet to a point of curvature; thence along a curve to the left having an arc length of 308.05 feet, a radius of 193.31 feet, a delta angle of 01 degrees 15 minutes 42 seconds to a found 1/2 inch rebar and cap stamped LS-261-D; thence departing from said Bi-State Developments northeastern line south 81 degrees 22 minutes 20 seconds east a distance of 95.31 feet to the point of beginning; thence continuing south 81 degrees 22 minutes 20 seconds east a distance of 152.34 feet to a found cross on the west right of way of Big Bend Rd. (variable width); thence southerly along said west right of way south 10 degrees 49 minutes 05 seconds west a distance of 135.46 feet to a found railroad spike; thence south 9 degrees 25 minutes 20 seconds west a distance of 11.76 feet to a found cross marking a point of curvature; thence along a curve to the right having an arc length of 36.46 feet, a radius of 567.69 feet and a delta angle of 3 degrees 52 minutes 56 seconds to a found cross; thence north 29 degrees 24 minutes 45 seconds west a distance of 235.57 feet to the point of beginning, and containing 14,153 square feet or 0.32 acres, more or less, as surveyed by Mahler Surveying Company, Inc.

Section II. All development and use of the property shall comply with the regulations, standards, and requirements applicable to the HM Heavy Manufacturing District as set forth in Chapter 56 of the Maplewood Code of Ordinances.

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

Passed this 27th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Amber Withycombe, City Manager
Date: January 5, 2026
Re: **Petition Number 2026-03 – Request to Amend the Deer Creek Shopping Center Planned Unit Development District Ordinance to Modify Regulations Regarding the Sale of Used or Refurbished Merchandise**

BACKGROUND

The Deer Creek Shopping Center Planned Unit Development (PUD) was established by Ordinance 5647 in January 2012. The PUD encompasses approximately 21.3 acres bounded by the Union Pacific right-of-way on the north, Big Bend Boulevard on the east, Deer Creek on the south, and Laclede Station Road on the west.

Section VII.4 of Ordinance 5647 states: “The sale of used or refurbished merchandise within this Planned Unit Development District is prohibited.” This blanket prohibition applies to all uses within the PUD regardless of the nature or intensity of the use.

PayMore, an electronics recycling center that buys, sells, and trades used and refurbished electronics, has expressed interest in locating at Deer Creek Center. The business model focuses primarily on electronics recycling and e-waste reduction, with approximately 95% of customers coming in to sell or recycle old technology and 90% of sales occurring online.

CURRENT PUD PROVISIONS

Section II.A of the PUD ordinance lists 26 categories of permitted uses, including:

- Consumer electronic stores (Item 10)
- Business equipment and furniture stores (except the sale of used merchandise) (Item 2)
- Household appliances and furniture stores (except the sale of used merchandise) (Item 3)
- Apparel and clothing accessories stores (except for the sale of used merchandise) (Item 7)

Section II.A.24 allows the Plan & Zoning Commission to approve uses “similar to one or more of the above listed uses” that conform to the PUD’s intent and purposes.

The blanket prohibition in Section VII.4 overrides the ability of P&Z to approve uses similar to permitted uses if those uses involve any sale of used or refurbished merchandise, even when such sales are ancillary to the primary business purpose.

LEGAL ANALYSIS

The City Attorney has advised that Section VII.4’s blanket prohibition cannot be waived by the Plan & Zoning Commission under Section II.A.24. The PUD ordinance does not authorize P&Z to waive this restriction, nor does it provide an exception where sales of used merchandise are ancillary to a business’s primary service.

To allow uses that involve the sale of used or refurbished merchandise, the PUD ordinance must be amended. The City Attorney recommends deleting Section VII.4 entirely and incorporating specific restrictions on used merchandise sales into the relevant permitted use categories in Section II.A, as appropriate.

PROPOSED AMENDMENT

The proposed amendment would:

1. Delete Section VII.4 in its entirety, removing the blanket prohibition on sale of used or refurbished merchandise.
2. Maintain existing restrictions on used merchandise sales for specific use categories where such restrictions currently exist (business equipment and furniture stores, household appliances and furniture stores, and apparel stores).
3. Allow the Plan & Zoning Commission to evaluate proposed uses involving used or refurbished merchandise under Section II.A.24 on a case-by-case basis to determine whether they are similar to permitted uses and conform to the PUD's intent and purposes.

PLANNING CONSIDERATIONS

Compatibility with PUD Intent: The Deer Creek PUD was designed as a retail shopping center serving the surrounding community. The amendment does not change the fundamental character or intensity of uses contemplated in the PUD, but rather provides flexibility for modern business models that may include elements of reuse, recycling, and resale.

Changing Retail Environment: Since the Deer Creek PUD was adopted in 2012, the retail landscape has evolved significantly. The growth of e-commerce, increasing consumer focus on sustainability, and the emergence of the circular economy have changed consumer expectations and retail business models. Modern shopping centers increasingly incorporate businesses focused on reuse, refurbishment, and recycling as part of their tenant mix.

Economic Considerations: While the proposed PayMore use would generate sales tax revenue, the broader value of this amendment is maintaining occupancy and economic vitality in the shopping center. An overly restrictive prohibition that prevents otherwise compatible uses from locating in the PUD may result in vacant spaces, which generate no economic benefit to the City or the shopping center.

Economic Development: Removing the blanket prohibition allows the City to attract businesses focused on sustainability and circular economy principles, which are increasingly common in modern retail environments. This includes electronics recycling, consignment retail, and other businesses that reduce waste while providing services to the community.

Regulatory Control: The amendment maintains the City's ability to regulate specific categories of used merchandise sales through restrictions in Section II.A and through the similar-use determination process under Section II.A.24. The Plan & Zoning Commission retains authority to evaluate whether any proposed use is appropriate for the PUD.

Precedent: Similar PUDs in the region have either removed blanket prohibitions on used merchandise or never included them, recognizing that modern retail often includes elements of resale, refurbishment, or recycling as part of sustainable business practices.

FINDINGS

Staff recommends that the Plan & Zoning Commission forward a recommendation of approval to the City Council based on the following findings:

1. The blanket prohibition on used merchandise sales in Section VII.4 is overly restrictive and does not reflect current retail trends or business models.
2. Existing use-specific restrictions in Section II.A provide adequate regulatory control for categories of uses where used merchandise sales may be inappropriate.
3. The Plan & Zoning Commission retains authority under Section II.A.24 to evaluate proposed uses involving used merchandise on a case-by-case basis.
4. The amendment maintains the character and intent of the original PUD while providing flexibility for modern retail businesses that incorporate sustainable and circular economy principles.
5. Removing the blanket prohibition will help maintain occupancy and economic vitality in the shopping center by expanding the pool of potential tenants.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING A PLANNED UNIT DEVELOPMENT DISTRICT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAT FOR APPROXIMATELY 21.3 ACRES OF LAND BOUNDED ON THE NORTH BY THE UNION PACIFIC RIGHT-OF-WAY, ON THE EAST BY BIG BEND BOULEVARD, ON THE SOUTH BY DEER CREEK AND ON THE WEST BY LACLEDE STATION ROAD.

WHEREAS, Summit Development Group requested rezoning to Planned Unit Development (PUD) District pursuant to Division 13 PUD Planned Unit Development District of the Zoning Ordinance for the property ("Property") identified on Exhibit A attached hereto and by reference made a part hereof, and submitted a preliminary development plan (the "Preliminary Development Plan"), including a preliminary subdivision plat (the "Preliminary Subdivision Plat"), copies of which are attached hereto as Exhibit B; and

WHEREAS, the Plan & Zoning Commission recommended approval of the PUD District and the Preliminary Development Plan on certain conditions at its December 5, 2011 meeting by a vote of 5 ayes, 0 nays, 2 absent; and

WHEREAS, the City Council held a Public Hearing on January 10, 2012 regarding the proposed amendments to the zoning map and the Preliminary Development Plan.

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

Section I. Approval of PUD District and Preliminary Development Plan.

The rezoning of the Property to Planned Unit Development (PUD) District is granted on all the terms and conditions set forth in this ordinance and in the Preliminary Development Plan, which is incorporated herein by this reference. The Preliminary Development Plan and Preliminary Subdivision Plat are also hereby approved.

Section II. Uses:

A. Permitted Uses. The following are permitted uses for the Property.

1. Department, discount and variety stores.
2. Business equipment and furniture stores (except the sale of used merchandise).
3. Household appliances and furniture stores (except the sale of used merchandise).
4. Carpet, rug and linoleum stores.
5. Jewelry stores.
6. Sporting goods stores.
7. Apparel and clothing accessories stores (except for the sale of used merchandise).
8. Drugstores.
9. Restaurants.
10. Consumer electronic stores.
11. Retail shoe stores.
12. Garden supply stores.
13. Florist, gift or card shops.
14. Pet shops, pet sales, food and supplies.
15. Hardware, paint, glass or wallpaper sales.
16. Automotive parts and accessories.
17. Food stores.
18. Interior decoration stores (including drapery and upholstery).
19. Laundry and dry cleaning (excluding self-service/coin operated operations).
20. Barber and beauty shops.
21. Art, handicraft and school supply stores.
22. Indoor theatres and cinemas.
23. Business and professional offices (excluding seasonal businesses).
24. Any use which, in the judgment of the plan and zoning commission, is similar to one or more of the above listed uses and which conforms to the intent and purposes of the planned unit development district and which conforms with the use regulations, use limitations and performance standards of the city code.
25. ATM machine.
26. Accessory uses.

Section III. Use Regulations, Conditions and Standards:

A. Building Height - No building shall exceed a height of forty-four (44) feet.

B. Building Setbacks - No building shall be located within the following setbacks:

1. Right-of-Way Setback (Laclede Station Road) - not less than one hundred fifty (150) feet.
2. Right-of-Way Setback (Big Bend Boulevard) - not less than one hundred ten (110) feet.
3. Rear yard (north property line) - not less than ten (10) feet.
4. Front yard (south property line) - not less than one hundred ten (110) feet.
5. The requirements regarding building setbacks shall not apply to essential related uses (i.e., trash dumpsters).

C. Parking and Drive Setbacks - No new unenclosed parking or loading space or internal drive, except for ingress and egress drives, shall be located within the minimum following setbacks:

1. Ten (10) feet from Laclede Station Road public right-of-way.
2. Eight (8) feet from Big Bend Boulevard public right-of-way.
3. Zero (0) feet from the rear yard (north property line).
4. Four (4) feet from the front yard (south property line).

D. Access - Access to this site shall be provided via one (1) curb cut along Big Bend Boulevard and two (2) curb cuts along Laclede Station Road.

E. Lighting Requirements

1. Parking lot lighting shall be designed and installed in accordance with the City of Maplewood standards.
2. Lighting standards shall not exceed thirty-seven (37) feet.
3. Lighting fixtures mounted to structures must be pole mounted, cut-off fixtures, with shields that divert light from the shielded area.
4. Lighting shall be designed in accordance with Illuminating Engineering Society standards and maintained so that the effects of direct lighting or glare on adjacent properties are prohibited.
5. The Director of Public Works may require the review of the lighting plan by a certified lighting engineer to be chosen by the City. The applicant shall incur all costs of plan review by said lighting engineer.

F. Stormwater and Sanitary Sewers

1. Adequate provisions shall be made for the disposal of stormwater in accordance with the specifications and standards of the Metropolitan St. Louis Sewer District and the City of Maplewood.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Sanitary sewer facilities shall be provided in accordance with the requirements of the Metropolitan St. Louis Sewer District and the City of Maplewood.

G. Sign Requirements – All new signs shall be erected in accordance with the preliminary development plan as approved by the Design and Review Board.

H. Landscape Plan

1. A landscape plan shall be prepared by the applicant for the review and approval of the City of Maplewood.
2. The landscaping at all entrances shall be modified as directed by the Director of Public Works to insure that adequate sight distance is provided at the intersection.

3. Replanting and replacement of existing plant materials must be made on an annual basis as needed.
4. The Public Works Director may require the review of said plan by a certified landscape architect to be chosen by the City. The applicant shall incur all costs of plan review by said landscape architect.

I. Outdoor Storage, Display and Sales Areas –

1. All outdoor trash receptacles and bale/pallet storage shall be stored at the rear (of the buildings) and screened from public view with a minimum six-foot high fence of wood or masonry construction, plantings or other material deemed acceptable by the Zoning Administrator. The Zoning Administrator may waive this screening requirement if it is determined that the outdoor trash receptacles and bale/pallet storage are not visible from the public view.
2. Limited outdoor seasonal sales are permitted as follows:
 - a. The location and arrangement of seasonal sales shall be subject to the review and approval of the Zoning Administrator.
 - b. No more than three (3) seasonal sales events per calendar year are allowed. The duration of a seasonal sales event shall not exceed one (1) week.
 - c. All items related to seasonal sales must be removed overnight.
 - d. Seasonal sales areas shall be maintained in a clean and orderly fashion to the maximum extent practicable.
 - e. The location of seasonal sales areas shall be permitted on the sidewalk area near the principal entrance to the store provided that such seasonal sales area shall not obstruct (i) any shopping center exit onto a public road, (ii) any public road, (iii) any drive aisle, or (iv) a minimum five (5) foot wide sidewalk area for pedestrian access to the home improvement store.

Section IV. Parking & Loading.

1. Parking stalls shall be a minimum of 9' X 19'.
2. Internal two-way drive aisles shall be a minimum of twenty-four (24) feet in width.

Section V. Timing.

A Final Development Plan shall be submitted within eighteen (18) months of the passage of this Ordinance.

Section VI. Exterior Building Materials.

Building materials must receive the approval of the Design and Review Board.

Section VII. Miscellaneous.

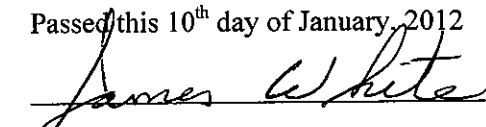
1. Every use, activity, process or operation on the site shall comply with the environmental performance standards prescribed in Sec. 56-448 (c) of the City of Maplewood Zoning Code.
2. The storage of flammable materials on site is subject to the review and approval of the Maplewood Fire Marshal.
3. All new retaining walls installed on the site shall be constructed of decorative, masonry block such as Versalok, Keystone, Allenblock, or similar material. The Director of Public Works in instances may approve reinforced concrete walls where there are site limitations that are not conducive to and/or prohibit the type of installations noted.
4. The sale of used or refurbished merchandise within this Planned Unit Development District is prohibited.

Section VIII. Adherence to Plan; Guarantee of Improvements.

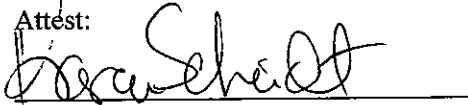
In addition to the requirements of the Subdivision Ordinance, no building permits, or permits authorizing the occupancy or use of a building, facility, commercial establishment or service concern may be issued until required improvements under the jurisdiction of the City of Maplewood are constructed or a performance bond, escrow, or other acceptable instrument is posted covering their estimated cost as determined by the Public Works Director. Required improvements under the jurisdiction of the City of Maplewood shall include, but not be limited to, streets, sidewalks, sanitary and storm sewers, street lights and street trees. If the Property is developed in sections, the requirement shall also apply to all major improvements necessary to the proper operation and function of the section in question, even though such improvements may be located outside of the section in question. This ordinance adopting PUD zoning and the final development plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses.

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

Passed this 10th day of January, 2012

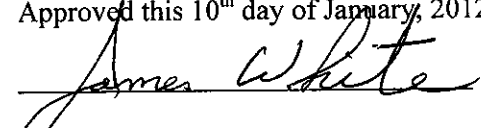

James White, Mayor

Attest:

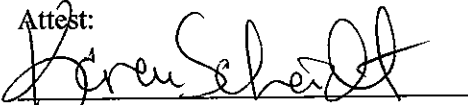


Karen Scheidt, Acting City Clerk

Approved this 10th day of January, 2012


James White, Mayor

Attest:



Karen Scheidt, Acting City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE DEER CREEK SHOPPING CENTER PLANNED UNIT DEVELOPMENT ORDINANCE #5647 TO MODIFY REGULATIONS REGARDING THE SALE OF USED OR REFURBISHED MERCHANDISE

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment to Planned Unit Development Ordinance #5647 at their January 5, 2026, meeting by a vote of 5 ayes, 1 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their January 13, 2026, meeting regarding the proposed amendment and notice of said public hearing had previously been published at least 15 days prior to the hearing in an official paper or a newspaper of general circulation in the City; and

WHEREAS, the City Council makes the following findings of fact in support of this amendment:

1. The blanket prohibition on used merchandise sales in Section VII.4 limits flexibility in the natural development of Deer Creek Shopping Center and does not reflect current retail trends or business models because the retail landscape has evolved significantly since 2012 with the growth of e-commerce, increasing consumer focus on sustainability, and the emergence of the circular economy that has changed consumer expectations and retail business models.
2. Existing use-specific restrictions in Section II.A provide adequate regulatory control for categories of uses where used merchandise sales may be inappropriate because Section II.A already contains restrictions on the sale of used merchandise for business equipment and furniture stores (Item 2), household appliances and furniture stores (Item 3), and apparel and clothing accessories stores (Item 7), which restrictions will remain in full force and effect.
3. The Plan & Zoning Commission will retain authority under Section II.A.24 to evaluate proposed uses involving used merchandise on a case-by-case basis because Section II.A.24 authorizes the Commission to approve uses similar to permitted uses that conform to the intent and purposes of the PUD, and this mechanism provides adequate regulatory oversight.
4. The amendment maintains the character and intent of the original PUD while providing flexibility for modern retail businesses that incorporate sustainable and circular economy principles because the amendment does not change the fundamental character or intensity of uses contemplated in the PUD but rather provides flexibility for modern business models that may include elements of reuse, recycling, and resale.
5. Removing the blanket prohibition will help maintain occupancy and economic vitality in the shopping center by expanding the pool of potential tenants because an overly restrictive prohibition that prevents otherwise compatible uses from locating in the PUD may result in vacant spaces, which generate no economic benefit to the City or the shopping center; and

WHEREAS, based on these findings, the City Council determines that amending Ordinance #5647 to delete Section VII.4 is in the best interests of the City and the Deer Creek Shopping Center PUD.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF

MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Planned Unit Development Ordinance #5647, Section VII.4 is hereby deleted in its entirety.

Section II. Planned Unit Development Ordinance #5647, Section II.A is hereby amended by the enactment of a new subsection (27), to read as follows:

27. Except as otherwise expressly prohibited by this ordinance, the sale of used or refurbished merchandise shall be permitted in the judgment of the plan and zoning commission, where the sale of such merchandise is ancillary to the primary permitted use and is determined by the plan and zoning commission to conform to the intent and purposes of the planned unit development district, and which conforms with the use regulations, use limitations and performance standards of the city code.

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

Passed this 27th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Amber Withycombe, City Manager
Date: January 5, 2026
Re: **Petition Number 2026-02 – Request by Igal Alon for a Conditional Use Permit to allow residential occupancy at street level at 2311 South Big Bend Boulevard in the AB Arterial Business District**

BACKGROUND

The subject property, 2311 South Big Bend Boulevard, is located in the AB Arterial Business District. The petitioner, Igal Alon, is requesting a conditional use permit to allow residential occupancy of a dwelling unit at street level.

ZONING REGULATIONS

In September 2025, the City Council amended the AB Arterial Business District regulations (Ordinance 6290) to allow residential uses under specific circumstances:

- Residential uses located at non-street level (more than 8 feet above grade) are permitted by right and do not require a conditional use permit.
- Residential uses located at street level require a conditional use permit.

The ordinance amendment was adopted based on findings that the AB District contains primarily small single-family homes that are better suited for mixed-use development, with residential uses providing affordable housing options while maintaining commercial character where appropriate.

CONDITIONAL USE REQUEST

The applicant is requesting a conditional use permit to allow residential occupancy at street level at 2311 South Big Bend Boulevard. This requires a conditional use permit under the current AB District regulations.

PLANNING AND ZONING ISSUES

1. **Consistency with Comprehensive Plan:** The City is currently updating its Land Use Guide (Comprehensive Plan). The September 2025 zoning amendment specifically recognized that properties in the AB District along arterial corridors often contain small single-family homes that are better suited for residential or mixed-use development rather than purely commercial uses.
2. **Character of the District:** The AB Arterial Business District along South Big Bend Boulevard contains a mix of commercial uses and existing residential structures. The property at 2311 South Big Bend is located in an area with both commercial and residential uses present.
3. **Compatibility with Adjacent Uses:** The conditional use permit process allows the Commission and Council to evaluate whether the proposed residential use is compatible

with surrounding properties and to impose conditions as necessary to ensure compatibility.

4. Standards for Conditional Use Permit Approval: Per Section 56-877 of the zoning code, the Plan and Zoning Commission and City Council must find that:
 - a. The proposed use will not adversely affect the general plan of development of the city as embodied in this chapter and particularly the general purpose and intent of the district regulations.
 - b. The location, size, design and operating characteristics of the proposed use will be such that the use will not be detrimental to the district in which it is proposed, particularly with respect to any possible depreciating effects upon property values or any disturbance to the peace, quiet, safety or general welfare of persons residing or working in the vicinity.
 - c. The proposed use will comply with specific conditions and standards applicable to such conditional use and such additional conditions as may be necessary for protection of the surrounding environment and promotion of the public health, safety and welfare.
5. Site Compliance: The property must meet all dimensional requirements of the AB District, including setbacks, parking requirements, and other applicable standards. Staff recommends that the conditional use permit include conditions requiring compliance with all AB District regulations.

SITE PLAN REQUIREMENT

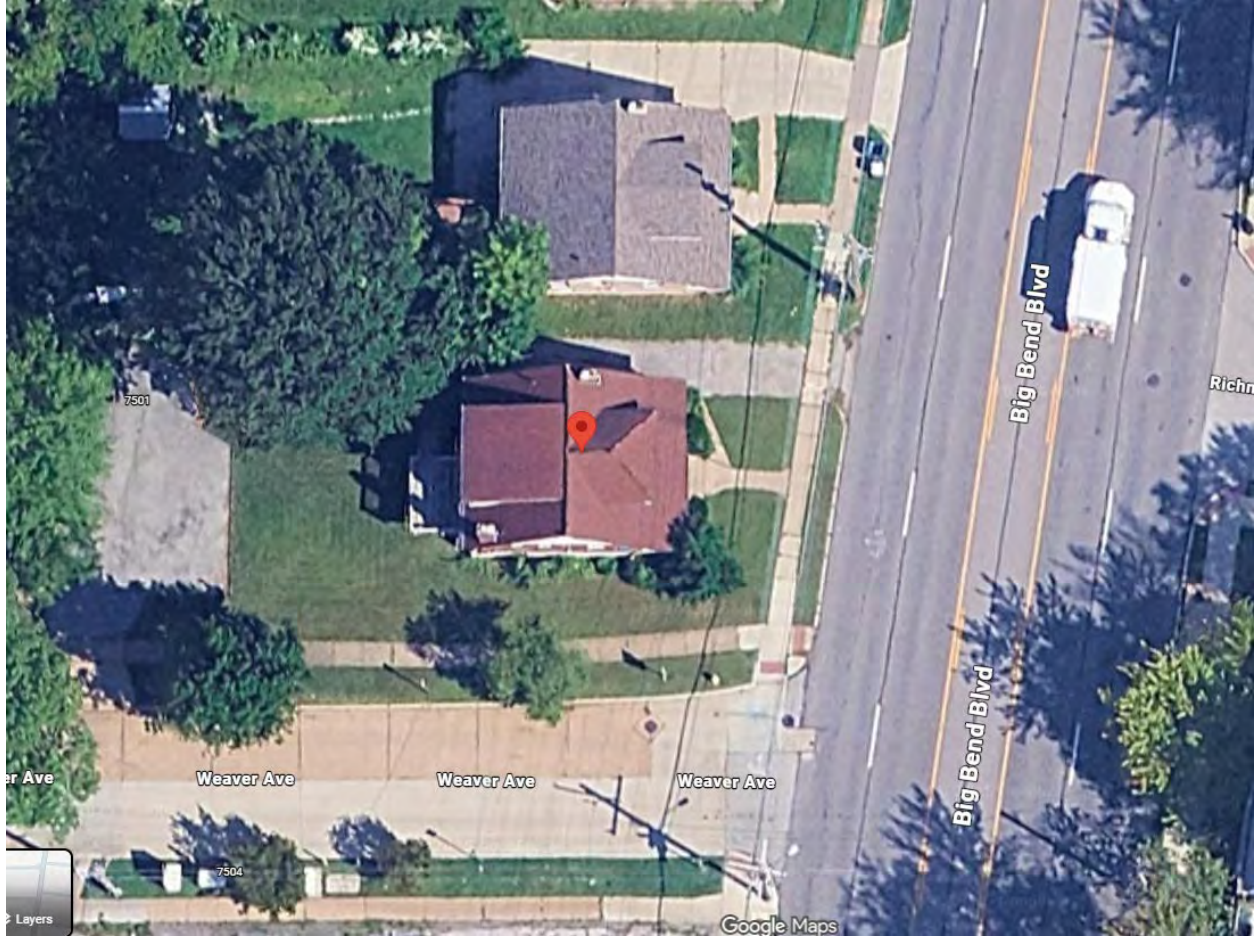
Pursuant to Section 56-877(a) of the zoning code, applications for a conditional use permit shall include a site plan or aerial depiction unless the zoning administrator determines that no exterior modifications, site modifications, parking issues or any other matters relating to the intensity and extent of use would necessitate said site plan or aerial depiction. Staff has determined that no exterior modifications, site modifications, parking issues or any other matters relating to the intensity and extent of use would necessitate a site plan or aerial depiction for this residential occupancy request, and the site plan requirement is therefore waived.

FINDING

Staff recommends that the Plan Commission consider the following factors in making its recommendation:

1. Whether the residential use at street level is consistent with the intent of the September 2025 zoning amendment, which recognized that some AB District properties are better suited for residential use.
2. Whether the proposed residential use is compatible with the character of the immediate area and surrounding properties.
3. Whether any conditions should be imposed to ensure compatibility with adjacent uses and compliance with AB District standards.
4. Whether approval of this conditional use permit would set an appropriate precedent for similar properties in the AB District.

The Commission should make findings regarding the standards set forth in Section 56-877 and provide a recommendation to the City Council for approval, approval with conditions, or denial.



City Of Maplewood Application for Conditional Use Permit

[Print](#) [Del](#)

Submitted by: Igal Alon

Submitted On: 2025-10-28 12:10:40

Submission IP: 66.128.107.86 (172.31.22.15)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Laura Miller

Due Date: Open

Application for Conditional Use Permit

Applicant Information

* **First Name:**

Igal

* **Last Name:**

Alon

* **Contact Address:**

2301 S Big Bend Blvd Maplewood MO 63143

* **Contact Phone:**

3146145072

* **Contact Email Address:**

service@stlsmartrentals.com

Proposed Business Information

* **Proposed Business Name:**

N/A RENTING AS RESIDENTIAL

* **Address of Proposed Maplewood Location:**

2311 S BIG BEND BLVD

Address of Existing Location (if applicable):

2311 S BIG BEND BLVD

* **Description of Business Activity:**

N/A

* **Anticipated Hours of Operation:**

N/A

* **Anticipated Number of Employees:**

N/A

* As applicant and/or owner of the above stated business, I hereby certify and verify that all of the information stated above is accurate.

I agree

* Date

10/28/2025

Format: MM/DD/YYYY

Property Information

* **Property Owner:**

Igal Alon - Oak Holdings LLC

* **Property Owner Phone #:**

3142929080

* **Property Owner Address:**

2301 S Big Bend Blvd

* **Intended Use of Property:**

residential

* As the owner of the above stated property, I hereby verify and agree to the above stated intended use of this property by the applicant.

I agree

* Date

10/28/2025

Format: MM/DD/YYYY

This form will be completed when the payment has been submitted. Staff will contact you for payment.

Conditional Use Application Fee:

\$100.00 per application plus advertising costs.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO IGAL ALON OF OAK HOLDINGS LLC TO ALLOW RESIDENTIAL OCCUPANCY AT STREET LEVEL AT 2311 SOUTH BIG BEND BOULEVARD IN THE AB ARTERIAL BUSINESS DISTRICT

WHEREAS, Igal Alon of Oak Holdings LLC has 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 residential occupancy at street level at 2311 South Big Bend Boulevard in the AB Arterial Business District; and

WHEREAS, in September 2025, the City Council amended the AB Arterial Business District regulations (Ordinance 6290) to allow residential uses at non-street level by right and to allow residential uses at street level by conditional use permit, recognizing that some AB District properties are better suited for residential or mixed-use development; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at its January 5, 2026, meeting by a vote of 6 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their January 13, 2026, meeting regarding the conditional use permit and notice of said public hearing had previously been published at least 15 days prior to the hearing in an official paper or a newspaper of general circulation in the City; and

WHEREAS, pursuant to Section 56-877(b) of the Maplewood Code of Ordinances, the City Council makes the following findings of fact:

1. The proposed use complies with all applicable provisions of the Zoning Code because street-level residential use is permitted as a conditional use in the AB Arterial Business District pursuant to Ordinance 6290, and the property meets all dimensional requirements of the AB District.
2. The proposed use will contribute to and promote the community welfare and convenience because it provides affordable housing options in a mixed-use corridor and is consistent with the intent of the September 2025 zoning amendment recognizing that some AB District properties are better suited for residential use.
3. The proposed use will not cause substantial injury to the value of neighboring property because the AB Arterial Business District along South Big Bend Boulevard contains a mix of commercial and residential uses, and residential occupancy at this location is compatible with the character of the immediate area.
4. The proposed use complies with the overall neighborhood development plan and existing zoning district provisions because the September 2025 amendment to the AB District specifically contemplated residential uses at street level subject to conditional use permit review.
5. The proposed use will provide adequate off-street parking and loading areas in accordance with the standards contained in the Zoning Code because the property complies with applicable parking requirements for residential use.
6. The proposed use will not substantially increase traffic hazards because residential occupancy generates minimal traffic compared to many commercial uses permitted in the AB District.

7. The proposed use will not substantially increase fire hazards because the building will comply with current fire and building codes.
8. The proposed use will not overtax public utilities because existing water, sewer, and electrical infrastructure are adequate to serve the residential use.
9. The proposed use will not place an undue burden on municipal services because residential occupancy requires minimal municipal services and is consistent with uses already present in the AB District; and

WHEREAS, based on these findings, the City Council determines that the applicant has met the burden of proof necessary for approval of this Conditional Use Permit pursuant to Section 56-877 of the Maplewood Code of Ordinances.

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

Section I. Igal Alon is hereby granted a Conditional Use Permit to allow residential occupancy at street level at 2311 South Big Bend Boulevard in the AB Arterial Business District.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and conditions of the Maplewood Code of Ordinances and the following specific conditions:

- (A) Permitted Use: Residential occupancy at street level.
- (B) Compliance with AB District Standards: The use shall comply with all dimensional requirements, parking requirements, and other applicable standards of the AB Arterial Business District.
- (C) Architectural Standards: Any exterior changes or additions to the building or property shall require approval by the Design and Review Board.

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

Passed this 27th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 27th day of January, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: January 8, 2026
Re: City Manager's Report

Proposition M Town Hall on January 14

The city will host a Prop M Town Hall on Wednesday, January 14, from 6:00 to 8:00 p.m. in Council Chambers. The event will feature a presentation about the bond referendum followed by a guided tour of City Hall.

Please let me know as soon as possible if you plan to attend so that I can notice the event as a public meeting if three or more Council members will be present. I will send the presentation slides and tour notes to all Council members prior to the event.

The FAQs on the Prop M website at https://www.maplewoodmo.gov/government/prop_m.php have been expanded to address common questions and feedback we have received. Recent additions include information about why the project cannot be funded from the operating budget; the expected lifespan of the proposed improvements; specific operational limitations of the current police facility and how on-site processing and holding facilities would change current operations; whether the project scope could be reduced; and a breakdown of total property tax bills showing the City's portion compared to the school district and other entities.

Maplewood's residential property tax rate has decreased 18% over the past decade. Proposition M would increase the rate to approximately \$1.0650, comparable to the property tax rate residents paid in 2018.

April 7, 2026 Municipal Election

The city's ballot content has been delivered to the St. Louis County Board of Elections for the April 7, 2026, municipal election. Ballots in Maplewood will include the following:

Council Member Elections:

- Ward 1: Krista Garcia
- Ward 2: Chasity Mattox
- Ward 3: Mark Vanden Akker

Proposition M: Shall the City of Maplewood, Missouri, issue its general obligation bonds in the aggregate amount of \$10,600,000 for the purpose of constructing, repairing, renovating, extending, improving, furnishing and equipping the city hall and police facility?

Voting Information:

Election Day is Tuesday, April 7, 2026. Polls are open from 6:00 a.m. to 7:00 p.m. City Hall will serve as a polling location on Election Day.

Voters may also cast their ballots in advance through absentee voting:

- February 24 – Absentee voting with an excuse opens (8:00 a.m.)
- March 11 – Last day to register to vote (5:00 p.m.)
- March 24 – No-excuse in-person absentee voting opens (8:00 a.m.)
- March 25 – Last day to apply for a mailed absentee ballot (5:00 p.m.)
- April 4 – Board of Elections office open for absentee voting (9:00 a.m. - 1:00 p.m.)
- April 6 – Last day for in-person absentee voting at the Board of Elections (5:00 p.m.)

Election Sign Reminder:

The City’s election sign ordinance, updated last year, allows election signs to be placed on private property beginning 60 days before an election. For the April 7 election, signs may be placed starting February 6, 2026. Signs must be removed within five days after the election.

Election signs should not be placed in any public right-of-way or easement, including tree lawns between the sidewalk and street. Signs may not exceed 6 square feet in residential districts and 16 square feet in commercial districts.

State of the City and Strategic Budget Work Session on February 10

The State of the City presentation has been rescheduled for February 10 and will be paired with the strategic budget priorities work session at 6:00 p.m. This change allows staff to devote the January 27 work session to a comprehensive presentation of community feedback regarding Yale/Manchester neighborhood improvements and staff recommendations for next steps regarding investments and programming.

2026 Council Meeting Calendar

The finalized 2026 Council meeting calendar is attached. In addition to recurring agenda items, the calendar includes an annual report from each department head throughout the year to provide Council and the community with comprehensive updates on departmental activities, accomplishments, and priorities.

Plan and Zoning Commission Variance Tracking

A memo shared with the Plan and Zoning Commission at their January 5 meeting is enclosed for Council’s information. The draft comprehensive plan proposes staff tracking and annual reporting on variances granted to the zoning code. This memo initiates that practice by providing data on variances granted in 2025.

The memo has generated concerns among some Commission members regarding variances granted under Section 56-73(e)(1) (lot area requirements) and Section 56-73(e)(2) (minimum lot width requirements). In response, the chairs of the Plan and Zoning Commission and the Board of Adjustment will be meeting to discuss how to foster closer communication and collaboration between the two bodies. Staff will also provide information to the Plan and Zoning Commission regarding the variance process and legal considerations for the board’s findings of fact. Additionally, staff will be updating the amount of information posted on the city’s website regarding variance petitions to enhance transparency.

Maplewood City Council 2026 Meeting Calendar

Meeting Date	Recurring Legislation, Reports, and Presentations
January 13	
January 27	<ul style="list-style-type: none"> • Maplewood Community Fund Presentation • FY25 Audit Presentation • Second Quarter Budget Presentation
February 10	<ul style="list-style-type: none"> • State of the City Town Hall and Strategic Budget Priorities Work Session (6 pm)
February 24	<ul style="list-style-type: none"> • Fire Department Report
March 10	<ul style="list-style-type: none"> • Maplewood 101 Graduation
March 24	<ul style="list-style-type: none"> • Municipal Court Report
April 14	<ul style="list-style-type: none"> • Special Business District Tax Advisory Commission Report • Community Development Department Report • Third Quarter Budget Presentation
April 28	<ul style="list-style-type: none"> • Candidate Swearing-in
May 5 & 7	<ul style="list-style-type: none"> • Budget Work Sessions (6 pm)
May 12	<ul style="list-style-type: none"> • Board & Commission Application Review Work Session (6 pm) • Human Services Commission Report • Social Services Report
May 26	<ul style="list-style-type: none"> • Board & Commission Appointments • Budget Ordinance First and Second Reading
June 9	<ul style="list-style-type: none"> • Plan & Zoning Commission Report • Board of Adjustment Report • Budget Ordinance Final Reading
July 14	<ul style="list-style-type: none"> • Sustainability Commission Report • Public Works Department Report • Financial Disclosure Ordinance First and Second Reading
August 11	<ul style="list-style-type: none"> • Police Advisory Board Report • Police Department Report • Financial Disclosure Ordinance Final Reading
September 8	<ul style="list-style-type: none"> • Parks and Recreation Commission Report • Tax Rate Hearing • Tax Rate Ordinance First and Second Reading
September 22	<ul style="list-style-type: none"> • Tax Rate Ordinance Final Reading
October 13	<ul style="list-style-type: none"> • Library Board Report
October 27	<ul style="list-style-type: none"> • Finance Department Report & FY27 Budget Book Presentation
November 10	<ul style="list-style-type: none"> • MRH School District Report • Prior-Year Budget Amendment First and Second Reading
December 8	<ul style="list-style-type: none"> • Prior-Year Budget Amendment Final Reading

Memorandum



To: Plan & Zoning Commission
From: Amber Withycombe, City Manager
Date: January 5, 2026
Re: Zoning Administrator's Report

Board of Adjustment Variance Approvals – Section 56-73(e)(1)

The Board of Adjustment held a hearing on November 18, 2025, and approved three variance requests. Two requests involved variances from Section 56-73(e)(1) of the Zoning Ordinance, which requires that proposed construction of a single-family detached dwelling have a square footage no greater than ten percent above the average square footage of existing single-family detached dwellings within a 300-foot radius in the SF Single Family Residential District. One request involved a variance from Section 56-73(e)(2), which limits alterations to existing single-family detached dwellings to a maximum increase of 500 square feet.

Section 56-73(e)(1) Variances:

1. 3432 Commonwealth Avenue. Petitioner: Nathan Fasnacht. Request: Construction of a new two-story single-family dwelling totaling approximately 2,350 square feet. Excess: 722 square feet over maximum allowable. Board Vote: 5-0 approval
2. 7521 Flora Avenue. Petitioner: Tim Green. Request: Construction of a new two-story single-family dwelling totaling approximately 2,400 square feet. Excess: 654 square feet over maximum allowable. Board Vote: 4-1 approval

Section 56-73(e)(2) Variance:

3. 7523 Flora Avenue. Petitioner: Tim Green Request: Construction of a 1,500 square foot addition to an existing 784 square foot story and a half house. Excess: 1,000 square feet over maximum allowable addition. Board Vote: 4-1 approval

For the Section 56-73(e)(1) variances (3432 Commonwealth and 7521 Flora), the Board of Adjustment made the following conclusions of law:

- The variance requests arise from conditions unique to the properties
- Granting the variances will not adversely affect adjacent property owners or residents
- Strict application of Section 56-73(e)(1) would constitute unnecessary hardship
- The variances will not adversely affect public health, safety, order, convenience or general welfare
- Granting the variances will not violate the general spirit and intent of the Zoning Ordinance

For the Section 56-73(e)(2) variance (7523 Flora), the Board made similar findings regarding unique conditions, lack of adverse effects, unnecessary hardship, and consistency with the Zoning Ordinance's spirit and intent.

Additional 2025 Variance Activity

The Board of Adjustment also considered two variance requests related to accessory structure setbacks in 2025, both of which were denied:

1. 3420 Greenwood Blvd. (May 28, 2025)
Petitioner: Christian Rusteberg. Request: Variance from Section 56-561(a) to replace the flat roof on an existing garage with a gambrel roof .5 feet from the rear property line. Board Vote: 1-4 denial. The Board concluded the variance did not arise from unique conditions, would adversely affect adjacent property owners, would not constitute an unnecessary hardship, and would violate the general spirit and intent of the Zoning Ordinance. The request was later modified and approved by Design & Review Board.

2. 2556 Florent Avenue (October 16, 2025)
Petitioner: Dr. Michael Dittrich on behalf of MRH School District. Request: Variance from Section 56-561(b) to place a shed within the five-foot setback on the northern property line. Board Vote: 3-2 denial. The Board concluded the variance would adversely affect adjacent property owners, would not constitute an unnecessary hardship, and would violate the general spirit and intent of the Zoning Ordinance.

This report is provided for informational purposes to keep the Commission apprised of variance activity related to single-family residential development standards. No action by the Plan and Zoning Commission is required.