



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

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

**Tuesday, February 10, 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. January 27, 2026, City Council work session minutes
 - b. January 27, 2026, City Council regular meeting minutes
6. Public Hearings
 - a. Request by Julius Phillips of Vintage Gold 88 for a Conditional Use Permit to operate an event space at 7170 Manchester Road in the CB Community Business District
 - b. Request by Alan Thompson of AllStar Tattoo for a Conditional Use Permit to operate a tattoo and body piercing studio at 7326 Manchester Road in the CB1 Community Business Subdistrict
 - c. Request by Lori Ventimiglia of Greenwell Goods for a Conditional Use Permit to operate an antique, vintage, and collectible retail shop at 2719 Sutton Boulevard in the CB Community Business District
 - d. Request by Crossroads Presbyterian Church to rezone 2643 Roseland Terrace from CB Community Business District to PA Public Activity District
7. Public Comment
8. Announcements
9. New Business:
 - a. Resolution 26-5: Executing a municipal stormwater grant participation agreement with the Metropolitan St. Louis Sewer District

- b. Resolution 26-6: Removing Melanie Brady from the Board of Adjustment and Housing Board of Appeals
- c. Bill 6308 – First and Second Reading: Granting a Conditional Use Permit to Julius Phillips of Vintage Gold 88 to operate an event space at 7170 Manchester Road in the CB Community Business District
- d. Bill 6309 – First and Second Reading: Granting a Conditional Use Permit to Alan Thompson of AllStar Tattoo to operate a tattoo and body piercing studio at 7326 Manchester Road in the CB1 Community Business Subdistrict
- e. Bill 6310 – First and Second Reading: Granting a Conditional Use Permit to Lori Ventimiglia of Greenwell Goods to operate an antique, vintage, and collectible retail shop at 2719 Sutton Boulevard in the CB Community Business District
- f. Bill 6311 – First and Second Reading: Rezoning 2643 Roseland Terrace from CB Community Business District to PA Public Activity District at the request of Crossroads Presbyterian Church

10. Council and Staff Reports:

- a. Mayor’s Report
- b. Ward 1 Report
- c. Ward 2 Report
- d. Ward 3 Report
 - i. Immigration Enforcement Legislation and Flock Camera Data Management
- e. City Attorney’s Report
- f. City Manager’s Report
 - i. Update on Proposed Text Amendment to Permit Emergency Overnight Shelters

11. Public Comment

12. 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 February 6, 2026, at Maplewood City Hall and maplewoodmo.gov



RECORD OF PROCEEDINGS

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

Tuesday, January 27, 2026
6:00 PM

1. Call to Order: The meeting was called to order at 6:00 PM, with Mayor Greenberg presiding.

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

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

A quorum was present.

The following individuals were also present:

- City Manager Withycombe
- City Attorney Hetlage
- Celeste Grayer, Social Services Coordinator for Maplewood and Richmond Heights

3. Yale/Manchester Area Community Input Summary

Celeste Grayer summarized findings from four community meetings held with residents, property owners, businesses, staff, and community partners regarding the Yale/Manchester Area.

Key themes included:

- **Community Strengths:** Strong neighborhood relationships, community pride, and support for local and Black-owned businesses.
- **Public Safety Concerns:** Gun violence, drug activity, speeding, sidewalk conditions, and neighborhood appearance compared to other areas of Maplewood.
- **Youth & Families:** Growing number of children and families; requests for safer crossings, parks, play areas, and youth-supportive spaces.
- **Equity & Investment:** Residents emphasized the need for equitable City investment, noting differences in conditions between apartment and single-family home areas.
- **Quick Wins:** Requests for lighting, traffic calming, crosswalk improvements, beautification, increased police presence, and security cameras.
- Residents expressed a desire for visible progress, consistent communication, and continued engagement.

4. Yale/Manchester Area Proposed Investments

City Manager Withycombe presented proposed short-term and long-term investments informed by community input, staff recommendations, and department experience. The City proposes approximately \$250,000 in City investments across two fiscal years in addition to grant-funded and private investment.

Proposed actions included:

- Transit & Streetscape: Relocation of bus stops for safety, installation of bus benches, continued streetscape enhancements, and improved parking signage.
- Lighting & Traffic Safety: Additional solar street lighting, crosswalk improvements, and further evaluation of traffic calming measures.
- Public Safety: Expanded community police presence, overtime-funded patrols during peak months, and installation of additional public safety cameras.
- Placemaking & Activation: Continued Yale Open Space programming, mural and theater signage projects, and exploration of a mobile food vendor partnership at the Yale Loop.
- Facilities & Services: Exploration of a multi-department field office for Police, Public Works, and Social Services in the area
- Community Programs: Launch of a monthly mobile food market, expanded outreach, and ongoing community partnerships.
- Housing Redevelopment: Update on Maplewood Loop Apartments renovation, including potential future tax abatement and community benefit agreement.

Council Discussion Highlights:

- General support expressed for quick wins and visible neighborhood investment
- Discussion regarding bus bench designs, equity, and neighborhood perception
- Emphasis on positive, relationship-based police presence
- Staff confirmed capital funds are available for near-term improvements, with future funding to be addressed during budget planning.

5. Adjournment

Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote.

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

Certification:

I certify that the above minutes are a true and accurate record of the City Council work session held on **January 27, 2026.**

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: February 10, 2026



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

Tuesday, January 27, 2026
7:00 PM

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

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

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

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

A quorum was present.

4. Motion to Excuse Council Member

- None needed

5. Approval of January 13, 2026 City Council regular meeting minutes

Motioned by: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Approved unanimously by voice vote.

6. Public Comment:

- **Charlie Hinderliter** spoke in support of the staff and Citizens for Modern Transit (CMT) recommendations regarding the installation of bus benches. He shared his perspective as a transit rider advocate and member of CMT, citing the cost efficiency of the proposed benches. He expressed support for installing identical benches with arms citywide, emphasizing their accessibility benefits for older adults and riders with mobility challenges, and referenced AARP compliance. He also acknowledged Maplewood's leadership in addressing issues related to unhoused residents.
- **Elizabeth Nathanson**, resident, expressed appreciation to the city for cleaning up the Yale/Manchester bus stop. She stated that the area had previously felt unsafe, particularly when walking by or delivering items to the food pantry.
- **Don Miller**, a resident living approximately 1,000 feet from a church interested in providing emergency shelter, expressed support for assisting unhoused residents while raising questions about potential shelter operations. He asked how nearby residents would be notified, whether

there would be taxpayer costs, and how determinations would be made regarding when extreme weather conditions warrant shelter activation.

The speaker encouraged transparency, community engagement, and respectful dialogue among residents with differing viewpoints, and urged city leaders to engage with perspectives outside of their usual circles.

- **John Niehaus**, whose residence will be affected by Side Project Brewing’s parking lot upgrades, expressed concerns that the approved buffering and screening conditions for permit approval have not been met, and advised Council that the landscaping issues remain unresolved.

7. Announcements:

- Council Member Garcia reported that the City’s annual Sweet Tooth Tour was rescheduled to Saturday, January 31st

8. Presentations:

- a. Colleen Cunningham, Chair of the Maplewood Community Fund, provided an update on the organization’s activities and progress since the last report in 2024, reviewing its mission to raise and distribute funds to enhance the health, well-being, and quality of life in Maplewood and noting its status as an independent nonprofit established by the Human Services Commission. She reported that 2025 priorities included increasing visibility, fundraising, community partnerships, and strengthening organizational structure, highlighted outreach and fundraising events, and reported that the Fund completed its first grant cycle in late 2025, awarding \$10,000 to local organizations and individuals to address a range of community needs. She noted that grant requests exceed available funds, demonstrating an ongoing need, and stated that the Fund will continue fundraising and community engagement efforts for another grant cycle in 2026.
- b. Keith Slusser of Fick, Eggemeyer & Williamson, CPAs presented Council with Fiscal year 2024-2025 audit results. The city received a clean audit with no modifications. No material weaknesses or significant deficiencies were found.

9. Unfinished Business:

- a. **Bill 6305: Rezoning 3423 South Big Bend Boulevard from PU Public Use District to HM Heavy Manufacturing District** was given its final reading
Motion to approve: Council Member Faulkingham
Seconded by: Council Member Homa
Discussion: None

Roll Call Vote:

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

Outcome: Bill 6305 was approved as Ordinance 6099

- b. **Bill 6306: Amending the Deer Creek Shopping Center Planned Unit Development Ordinance #5647 to modify regulations regarding the sale of used or refurbished merchandise** received its final reading

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6306 was approved as Ordinance 6100

- c. **Bill 6307: 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** received its final reading

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6307 was approved as Ordinance 6101

10. New Business:

- a. **Resolution 26-4: Authorizing the City Manager to execute an amendment to the contract with St. Louis County for the housing of municipal inmates at the Buzz Westfall Justice Center**

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Outcome: The resolution was approved with unanimous yes votes from City Council

11. Council and Staff Reports:

- **Mayor's Report:**

Mayor Greenberg acknowledged Holocaust Remembrance Day, reflecting on his family's Eastern European Jewish heritage. He emphasized the contributions of immigrants to society and remembrance of historical atrocities to ensure such events are not repeated.

He added that the City's waste collection remains scheduled for Wednesday, although there may be delays.

- **Ward 1 Report:**

Council Member Wiley thanked the city's public works department for their weekend snow-removal, noting how this allows the community to get back to regular operations quickly.

- **Ward 2 Report:**

Council Member Page reminded residents to clear the sidewalks of snow and ice for kids, so they are not forced to unsafely walk in streets.

Council Member Mattox thanked city staff, colleagues, and residents of Ward 2 involved in improving the Yale/Manchester space.

- **Ward 3 Report:** No report

- **City Attorney's Report:** No report

- **Finance Director's Report:** Alexis Miller provided Council with the quarter two variance report, noting budget vs. revenue variances. Vendors in which the city has business costs of over \$50,000 were also noted.

- **City Manager's Report:**

City Manager Withycombe gave the following updates:

- Todd Hughes will join the City on February 3rd as Public Works and Planning Director. Hughes has extensive experience as a civil engineer and director of public works. He will attend the February 10th meeting for strategic budget priorities discussion.
- The Proposition M town hall on January 14 resulted in feedback encouraging the city to offer additional tours of City Hall and Police facilities. This will best make the case for the improvements needed. Additional tours are scheduled for February 7, March 5th, and March 28. A recording of the initial meeting is available on the city's website. There is also a Prop M website with continuous updates.
- The city will host an open house on Tuesday, February 3 for the Greenwood Corridor & Deer Creek Greenway Project from 5-7:30 PM. The city notified residents in the immediate area and those who may be impacted by traffic redirection and road closures.
- A proposed zoning text amendment to permit emergency overnight shelters as a conditional use in the public activity zoning district, citing prior informal shelter operations at Maplewood United Methodist Church, was presented. The memo provided legal counsel's recommendations, operational requirements, and a process mirroring existing conditional use procedures, including public hearings, plan review, and enforcement authority

Council discussed potential administrative burdens, life safety concerns, and coordination with city staff. Questions were raised regarding enforcement, especially in emergencies or weather-related situations, and the distinction between prayer vigils and overnight shelter use. City staff, including the Social Services Coordinator, provided context on current shelter availability, resident choice, and the complexity of providing qualified supervision and services for unhoused individuals. Council emphasized the need to balance compassion for those seeking shelter with compliance to building and health/safety codes.

11. Public Comment:

- Mary Killian spoke regarding Parks Board bench donation program, Yale Park improvements, and Human Services Board work on rights for the unhoused
- Don Miller offered his partner’s expertise as a psychiatrist working with unhoused populations and expressed concerns as a nearby resident

13. Adjournment:

Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote. With no remaining matters to be discussed, the meeting adjourned at **8:38 PM**.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on **January 27, 2026**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: February 10, 2026



PUBLIC HEARING NOTICE

Conditional Use Permit

The Maplewood City Council will hold a public hearing on Tuesday, February 10, 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 Julius Phillips of Vintage Gold 88 for a Conditional Use Permit to operate an event space at 7170 Manchester Road. The property is located in the CB Community Business District.

The Maplewood Plan & Zoning Commission will meet on Monday, February 2, 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 314-645-3600.

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 January 22, 2026, at Maplewood City Hall and maplewoodmo.gov

Published on January 24, 2026, in the St. Louis Countian



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A request by Alan Thompson of AllStar Tattoo for a Conditional Use Permit to operate a tattoo and body piercing studio at 7326 Manchester Road. The property is located in the CB1 Community Business Subdistrict.

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A request by Lori Ventimiglia of Greenwell Goods for a Conditional Use Permit to operate a vintage and collectible clothing and accessories retail store at 2719 Sutton Boulevard. The property is located in the CB Community Business District.

The Maplewood Plan & Zoning Commission will meet on Monday, February 2, 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.

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Posted on January 22, 2026, at Maplewood City Hall and maplewoodmo.gov

Published on January 24, 2026, in the St. Louis Countian



PUBLIC HEARING NOTICE

Rezoning Request

The Maplewood City Council will hold a public hearing on Tuesday, February 10, 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 Crossroads Presbyterian Church to rezone 2643 Roseland Terrace from CB Community Business District to PA Public Activity District.

The Maplewood Plan & Zoning Commission will meet on Monday, February 2, 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.

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Posted on January 22, 2026, at Maplewood City Hall and maplewoodmo.gov

Published on January 24, 2026, in the St. Louis Countian

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: February 5, 2026
Re: **MSD Municipal Stormwater Grant Participation Agreement**

Following voter approval in April 2024, the Metropolitan St. Louis Sewer District implemented a stormwater improvement program funded by a stormwater property tax and impervious charge. MSD has allocated a portion of this revenue towards a Municipal Stormwater Grant Program to help municipalities fund local stormwater projects for flooding and erosion control.

To participate in this grant program, municipalities must execute a participation agreement with MSD. This one-time agreement will cover all future grant applications the City may submit for eligible stormwater projects.

The enclosed resolution authorizes the City Manager to execute the Municipal Stormwater Grant Participation Agreement, enabling Maplewood to access these grant funds for stormwater infrastructure improvements.

MUNICIPAL STORMWATER GRANT PARTICIPATION AGREEMENT

This MUNICIPAL STORMWATER GRANT PARTICIPATION AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 20____ (“Effective Date”), by and between The Metropolitan St. Louis Sewer District (the “District”), and the [County][City][Village] of _____ (the “Municipality”).

RECITALS

WHEREAS, following voter approval in April 2024, the District implemented a stormwater property tax on all residential property and a stormwater impervious charge on all non-residential properties to fund a District-wide stormwater improvement program (the “Stormwater Improvement Program”); and

WHEREAS, the District has decided to allocate a certain amount of revenue generated by the Stormwater Improvement Program towards a municipal stormwater grant program (the “Municipal Stormwater Grant Program”); and

WHEREAS, under the Municipal Stormwater Grant Program, a participating municipality can apply for grant dollars to help fund local stormwater projects to improve flooding and erosion control; and

WHEREAS, the Municipality desires to participate in the Municipal Stormwater Grant Program; and

WHEREAS, the District is authorized to enter into this Agreement pursuant to Ordinance No. 16741, as adopted by the District’s Board of Trustees on January 8, 2026; and

WHEREAS, the Municipality has been lawfully authorized by its governing body to enter into this Agreement, and the official who has applied his/her signature to this Agreement has been duly authorized to execute it for and on behalf of the Municipality, and is otherwise authorized to act as the representative of the Municipality in connection with this Agreement; and

WHEREAS, the purpose of this Agreement is to set forth the general terms and conditions under which the Municipality may access and use Grant Funds (defined below) for an approved project.

NOW THEREFORE, in consideration of certain mutual benefits inuring to the parties hereto, and to the public, the receipt of which are hereby acknowledged, the parties hereto agree as follows:

TERMS

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

2. **Definitions.**

- a. **“Project”** refers to any stormwater-related project submitted by the Municipality to the District for approval as described in Section 3 below that is to be funded in whole or in part by Grant Funds.
- b. **“Rules and Regulations”** means all District rules, regulations, manuals, standards, policies, criteria, technical specifications, and requirements applicable to sewer construction and stormwater development, as amended from time to time.
- c. **“Grant Funds”** means the funds made available by the District to the Municipality under the Municipal Stormwater Grant Program for a Project.

3. **Application Process and Project Submittal.**

- a. To obtain Grant Funds from the District, the Municipality shall submit an application and all required Project plans and other information to the District in the form and manner required by the District for approval. The application shall, among other things, specify the amount of available Grant Funds the Municipality is seeking from the District.
- b. The District may not review any application for Grant Funds submitted by a Municipality that has an outstanding balance owed to the District for unpaid charges or fees or is otherwise in violation of any District Ordinance, rule or regulation, until said Municipality has either paid the balance in full or reached an agreement with the District that will result in payment of the balance owed or has otherwise rectified any issue of non-compliance.
- c. All Projects funded in whole or in part with Grant Funds must comply with the District’s Rules and Regulations regarding stormwater development, including applicable design criteria, and technical and construction standards. The Municipality agrees to comply with all requirements needed for the District to approve the Project plans.
- d. The District will review the application and submittals for completeness and compliance with this Agreement and the Rules and Regulations.

4. **Grant Determination and Project Approval.** If the District determines that: (a) the Municipality’s application meets the District’s requirements; (b) the proposed Project addresses a flooding or erosion control issue, and (c) there are Grant Funds available for distribution to the Municipality, then the District will approve the Project and make the requested Grant Funds available. The Parties agree that the terms of this Agreement shall apply to any Project that is funded in whole or in part by Grant Funds.

5. **Disbursement; Use of Funds.** Grant Funds shall be used solely for eligible Project costs approved by the District. Disbursement shall occur in accordance with District procedures,

which, at the District's discretion, may include a lump sum payment, reimbursement upon submission of satisfactory documentation, or progress payments tied to milestones approved by the District depending on the Project. The Municipality shall diligently pursue efforts to complete the approved Project in a timely manner. The District may withhold, reduce, or delay disbursements if the Municipality is in breach, fails to provide required documentation, or if the Project no longer complies with the Rules and Regulations.

6. **Permits and Approvals.** The Municipality shall obtain, maintain, and comply with all permits, licenses, consents, and approvals necessary to complete an approved Project, including but not limited to federal, state, and local permits, and any permits required by the District.
7. **Changes; Notice.** The Municipality shall provide prompt written notice to the District of any material changes in scope, schedule, or budget impacting a given Project, and shall not implement material changes without the District's prior written consent.
8. **Dedication, Easements, and Related Documents.** In the event an approved Project involves new construction that will become part of the District's public sewer system, the Municipality agrees to complete the District's dedication process for eligible Project improvements and to execute and deliver any easements, dedications, affidavits, plats, maintenance/access instruments, as-built plans, GIS data, or similar documents or information the District deems necessary for the Project to be dedicated to the District and become part of the public sewer system.
9. **Compliance with Laws; Prevailing Wage.** As a condition of receiving Grant Funds, the Municipality shall comply, and shall cause its contractors and subcontractors to comply, with all applicable federal, state, and local laws, regulations, and ordinances, including without limitation, applicable prevailing wage laws and laws governing the bidding of public works projects.
10. **Records; Retention; Cooperation.** The Municipality shall establish and maintain complete and accurate records relating to the Project and Grant Funds, including but not limited to engineering studies, plans, procurement, contracts, change orders, pay applications, payrolls, certified wage documentation, inspections, testing, and closeout. The Municipality shall retain all such records for at least ten (10) years after Project completion and shall make such records available to the District in a timely manner upon request.
11. **Audit Rights.** The District reserves the right to audit any Project and all related records, whether held by the Municipality or its contractors, subcontractors, or consultants. The Municipality shall provide reasonable access to personnel, sites, records, and systems during normal business hours and shall cause its contractors and subcontractors to do the same.
12. **Misapplication of Funds; Suspension; Repayment.** If the District determines that the Municipality has misapplied Grant Funds, the Municipality will be suspended from

participation in the grant program. In addition, the Municipality may be required to repay misapplied funds as a penalty, in an amount and on a schedule determined by the District, without prejudice to other remedies available at law or in equity.

13. **Term; Termination of Agreement.**

- a. This Agreement commences on the Effective Date and shall remain in effect so long as the Municipality chooses to participate in the Municipal Stormwater Grant Program. Either Party may terminate this Agreement, with or without cause, at any time by providing thirty (30) days' written notice.
- b. The District may immediately terminate this Agreement if the Municipal Stormwater Grant Program is cancelled or no longer funded due to a change in law or a decision of the District's Board of Trustees. Under no circumstances shall the District be obligated to fund a Project once all Grant Funds have been distributed to the Municipality.
- c. The District may immediately terminate this Agreement if the Municipality is in violation of any Ordinance of the District or fails to pay amounts due the District for wastewater or stormwater services.

14. **Independent Status; No Third-Party Beneficiaries.** The Parties agree that the Municipality's acceptance of any Grant Funds does not in any way establish an agency, partnership, or joint venture between the District and the Municipality, its contractors, or any other third-party. The Municipality and its contractors are independent entities. No third-party beneficiaries are intended under this Agreement.

15. **Assignment.** The Municipality shall neither assign nor transfer any rights or obligations under this Agreement without prior written consent of the District, approved by the same parties who executed and approved this Agreement, or their successors in office.

16. **Execution in Counterparts.** This Agreement may be executed in one or more counterparts, any or all of which may contain the signatures of fewer than all of the parties but all of which shall be taken together as a single instrument, which shall constitute an original. This Agreement may be executed and signatures exchanged by electronic means and electronic and digital signatures shall constitute an original signature for all purposes.

17. **Governing Law.** This Agreement shall be governed and interpreted in accordance with the laws of the State of Missouri.

18. **Severability.** If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provisions of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

19. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes all previous discussions and agreements. Amendments must be made in writing signed by both Parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

**THE METROPOLITAN ST. LOUIS
SEWER DISTRICT**

BY: _____

Bret Berthold
CEO & Executive Director

ATTEST:

APPROVED AS TO FORM
OFFICE OF GENERAL COUNSEL

Timothy Snoke
Secretary-Treasurer

BY: _____

Todd J. Aschbacher
General Counsel

NAME OF MUNICIPALITY: _____

BY: _____

PRINT NAME: _____

TITLE: _____

ATTEST:

RESOLUTION

R26-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A MUNICIPAL STORMWATER GRANT PARTICIPATION AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT

WHEREAS, following voter approval in April 2024, the Metropolitan St. Louis Sewer District ("MSD") implemented a stormwater property tax and impervious charge to fund a District-wide stormwater improvement program; and

WHEREAS, MSD has allocated a portion of the Stormwater Improvement Program revenue towards a Municipal Stormwater Grant Program to help fund local stormwater projects for participating municipalities; and

WHEREAS, under the Municipal Stormwater Grant Program, municipalities can apply for grant funds to help finance local stormwater projects to improve flooding and erosion control; and

WHEREAS, MSD adopted Ordinance No. 16741 on January 8, 2026, authorizing the Municipal Stormwater Grant Participation Agreement; and

WHEREAS, the City Council finds it in the best interest of the City to participate in the Municipal Stormwater Grant Program and to authorize the City Manager to execute the necessary participation agreement.

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

Section I. The City Manager is hereby authorized to execute a Municipal Stormwater Grant Participation Agreement with the Metropolitan St. Louis Sewer District on behalf of the City of Maplewood, enabling the City to participate in the Municipal Stormwater Grant Program and apply for grant funds for eligible stormwater projects.

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

Passed this 10th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 10th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: February 5, 2026
Re: **Removal of Board of Adjustment and Housing Board of Appeals Alternate Member for Non-Attendance**

In September 2025, City Council adopted standardized attendance requirements for all boards and commissions. Under these requirements, members who are absent from 50 percent of regular meetings held in a calendar year automatically forfeit their office. Additionally, members with unexcused absences for three consecutive regular meetings automatically forfeit their office.

Melanie Brady, an alternate member of the Board of Adjustment and Housing Board of Appeals, has not attended a meeting or responded to board communications since March 2024. Her attendance record falls below the standards established in the board and commission handbook.

Before removing any member for non-attendance, City Council must provide the member with written notice of the proposed removal and an opportunity to be heard at a Council meeting. Staff has provided Ms. Brady with written notice of tonight's proposed removal action.

The enclosed resolution removes Ms. Brady from the Board of Adjustment and Housing Board of Appeals. The remainder of her term, which expires June 30, 2028, will be fulfilled by another appointed member. Staff will advertise the vacancy in the coming weeks.

RESOLUTION

R26-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REMOVING MELANIE BRADY FROM THE BOARD OF ADJUSTMENT AND HOUSING BOARD OF APPEALS

WHEREAS, Melanie Brady was appointed as an alternate member of the Board of Adjustment and Housing Board of Appeals with a term expiring June 30, 2028; and

WHEREAS, Ms. Brady has not attended a meeting since March 2024; and

WHEREAS, the board and commission attendance requirements adopted in September 2025 provide that members who are absent from 50 percent of regular meetings held in a calendar year automatically forfeit their office; and

WHEREAS, Ms. Brady has been provided written notice and an opportunity to be heard before City Council.

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

Section I. Melanie Brady is hereby removed from her position as alternate member of the Board of Adjustment and Housing Board of Appeals effective immediately.

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

Passed this 10th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 10th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Amber Withycombe, City Manager
Date: January 16, 2026
Re: **Petition Number 2026-04 – Request by Julius Phillips of Vintage Gold 88 for a Conditional Use Permit to operate an event space at 7170 Manchester Road in the CB Community Business District**

BACKGROUND

The subject property, 7170 Manchester Road, is located in the CB Community Business District. Vintage Gold 88 operates at this location under a Conditional Use Permit approved by City Council in April 2024 (Ordinance No. 6265), which authorizes operation of “a vintage and collectable clothing and accessories store.”

The applicant would like to use the back rooms of the building to host intimate, curated, arts- and community-focused events and gatherings. The applicant has indicated the proposed programming would be similar in scale and intensity to classes previously offered at this location by Cheryl’s Herbs. The applicant has requested approval to serve alcoholic beverages at these events and has applied for a liquor license. Upon review of the liquor license application, staff determined that operating an event space constitutes a separate use category from retail sales and requires its own conditional use permit.

CONDITIONAL USE REQUEST

The petitioner is requesting a conditional use permit to operate an event space at 7170 Manchester Road. Section 56-206(2) of the Zoning Code allows “auditoriums and other assembly halls, including religious, fraternal and union meeting halls” as a conditional use in the CB Community Business District. This conditional use permit would authorize the use of back rooms in the building for private events, gatherings, and special occasions. The retail vintage clothing store operations authorized under the existing April 2024 CUP would continue unchanged.

PLANNING AND ZONING ISSUES

1. Consistency with Comprehensive Plan: The City is currently updating its Land Use Guide (Comprehensive Plan). The draft Comprehensive Plan encourages diverse commercial uses along Manchester Road that activate the corridor during various times of day. Event space operations complement the existing retail use and support the comprehensive plan’s goals for a vibrant commercial corridor.
2. Character of the District: Section 56-203 states the CB district is intended to "accommodate a variety of other business services, offices and entertainment uses which provide patronage to retail uses and a diversity of business activity." Event space operations align with this intent by providing an entertainment venue that complements

the existing retail business. The proposed programming focuses on intimate, arts- and community-focused gatherings similar in scale to educational classes previously offered at this location.

3. **Compatibility with Adjacent Uses:** The property is located in an active commercial corridor along Manchester Road. Adjacent properties include commercial retail and service businesses, as well as an existing event space, Majorette, located further east in the City of St. Louis. The event space will occupy interior back rooms with no exterior modifications proposed. The intimate scale of proposed events, comparable to the classes previously offered by Cheryl's Herbs at this location, suggests the use will generate impacts consistent with other small-scale gathering activities in the corridor.
4. **Traffic and Parking:** Event spaces typically generate traffic during evening and weekend hours when retail traffic is lower. Manchester Road provides adequate vehicular access. Based on the applicant's description of intimate programming similar in scale to previous educational classes at the location, parking demands should be manageable. However, residents of several multifamily apartments in the neighborhood rely on street parking, so the Commission may wish to discuss expected event frequency, typical attendance, and parking management with the applicant.
5. **Building Code Compliance:** The building must comply with applicable building and fire codes for assembly occupancy. Prior to operating the event space, the City will require a fire marshal inspection of the property to establish maximum occupancy limits and confirm adequate emergency egress and accessibility compliance exist. The applicant has expressed intent to coordinate with the Fire Marshal to obtain formal occupancy and capacity determinations for each space and to operate fully within all life-safety, code, and compliance requirements. The applicant must obtain approval from the Building Official confirming the space meets all requirements for assembly use before events may be held.
6. **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 the proposed use satisfies the nine criteria set forth in Section 56-877(b), including that the use will not adversely affect surrounding properties, will comply with the comprehensive plan, and will be consistent with public health, safety, and welfare..

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 or site modifications are proposed for this event space request, as operations will be confined to existing interior back rooms. 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 use is consistent with the intent of the CB District to accommodate diverse entertainment uses that complement retail operations.
2. Whether the proposed use is compatible with the character of Manchester Road and surrounding commercial properties.
3. Whether conditions should be imposed regarding building code compliance, hours of operation, maximum occupancy, or noise management.
4. Whether approval of this conditional use permit appropriately recognizes that event space operations constitute a separate use requiring independent authorization from the retail store CUP.

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

Submitted by: Julius Phillips

Submitted On: 2026-01-08 12:14:47

Submission IP: 174.210.6.207 (172.31.73.241)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Laura Miller

Due Date: Open

Application for Conditional Use Permit

Applicant Information

* **First Name:**

Julius

* **Last Name:**

Phillips

* **Contact Address:**

7170 suite a Manchester ave

* **Contact Phone:**

* **Contact Email Address:**

Proposed Business Information

* **Proposed Business Name:**

Vintagegold88

* **Address of Proposed Maplewood Location:**

7170 suite A Manchester ave

Address of Existing Location (if applicable):

7170 suite A Manchester ave

* **Description of Business Activity:**

Event space

* **Anticipated Hours of Operation:**

9am- 11pm

* **Anticipated Number of Employees:**

3

* 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

01/08/2026

Format: MM/DD/YYYY

Property Information

* **Property Owner:**

Robert Scherrer

* **Property Owner Phone #:**

* **Property Owner Address:**

7170 Manchester ave

* **Intended Use of Property:**

Event space

* 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

01/08/2026

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 JULIUS PHILLIPS OF VINTAGE GOLD 88 TO OPERATE AN EVENT SPACE AT 7170 MANCHESTER ROAD IN THE CB COMMUNITY BUSINESS DISTRICT

WHEREAS, Julius Phillips of Vintage Gold 88 has applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-206(2) and Section 56-877 of the Maplewood Code of Ordinances to operate an event space at 7170 Manchester Road in the CB Community Business District; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at its February 2, 2026, meeting by a vote of 6 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their February 10, 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 event space/assembly hall use is permitted as a conditional use in the CB Community Business District pursuant to Section 56-206(2), and the property will comply with all dimensional and operational requirements of the CB District.
2. The proposed use will contribute to and promote the community welfare and convenience because it provides an entertainment venue that complements existing retail operations and activates the Manchester Road corridor during evening and weekend hours.
3. The proposed use will not cause substantial injury to the value of neighboring property because the CB Community Business District is designed to accommodate diverse commercial and entertainment uses, and event space operations are compatible with the commercial character of Manchester Road.
4. The proposed use complies with the overall neighborhood development plan and existing zoning district provisions because Section 56-203 specifically contemplates entertainment uses that provide patronage to retail uses and contribute to a diversity of business activity in the CB District.
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 is located on Manchester Road with access to on-street and nearby parking, and events will typically occur during evening and weekend hours when retail parking demand is lower.
6. The proposed use will not substantially increase traffic hazards because Manchester Road is designed as a commercial arterial corridor with adequate capacity, and event traffic will be distributed across evening and weekend hours.
7. The proposed use will not substantially increase fire hazards because the building will comply with current fire and building codes for assembly occupancy, including

occupancy load limits and fire safety systems.

8. The proposed use will not overtax public utilities because existing water, sewer, and electrical infrastructure are adequate to serve the event space operations.
9. The proposed use will not place an undue burden on municipal services because event space operations will comply with applicable building codes and noise regulations, and the property is served by existing municipal services adequate for the proposed use; 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. Julius Phillips of Vintage Gold 88 is hereby granted a Conditional Use Permit to operate an event space at 7170 Manchester Road in the CB Community 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 – Auditorium/assembly hall for private events, gatherings, and special occasions.
- (B) Scope of Operations – The event space operations are limited to the interior back rooms of the building. No exterior modifications shall be permitted without prior approval from the Design and Review Board.
- (C) Building Code Compliance – The applicant shall obtain approval from the Building Official confirming the space complies with applicable building and fire codes for assembly occupancy, including maximum occupancy load, egress requirements, accessibility standards, and fire safety systems, prior to operating the event space.
- (D) Signage – Any exterior signage advertising the event space shall require approval from the Design and Review Board prior to installation.
- (E) Noise Compliance – The event space shall comply with all applicable noise regulations in the City Code.

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

Passed this 24th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 24th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Amber Withycombe, City Manager
Date: February 2, 2026
Re: **Petition Number 2026-05 – Request by Alan Thompson of AllStar Tattoo for a Conditional Use Permit to operate a tattoo and body piercing studio at 7326 Manchester Road in the CB1 Community Business Subdistrict**

BACKGROUND

The subject property, 7326 Manchester Road, is located in the CB1 Community Business Subdistrict. The petitioner, Alan Thompson, is requesting a conditional use permit to operate a tattoo and body piercing studio, along with a laser tattoo removal business, at this location.

AllStar Tattoo currently operates at 2803 South Big Bend Boulevard. The business owner intends to relocate the established business to 7326 Manchester Road and will lease or sell the current Big Bend location after the move.

ZONING REGULATIONS

The CB1 Community Business Subdistrict encompasses street-level locations along Manchester Road between Roseland Terrace and Sutton Avenue. Section 56-211 establishes a curated list of permitted and conditional uses for CB1 that is more restrictive than the general CB district. Section 56-211(c) explicitly states that "the permitted uses enumerated in section 56-204 shall not apply to street level locations within the CB1 district." This means street-level CB1 locations can only have uses specifically enumerated in Section 56-211, focusing on retail, restaurants, entertainment, and specific service businesses that create an active commercial corridor.

In 2025, the City Council amended the CB1 Community Business Subdistrict regulations to add tattoo and piercing studios as conditional uses. Section 56-211(d)(m) permits "Tattoo and piercing studio" subject to conditional use permit approval. The amendment recognized that tattoo and piercing studios are professional personal service businesses appropriate for the Manchester Road corridor when properly reviewed through the conditional use permit process.

CONDITIONAL USE REQUEST

The applicant is requesting a conditional use permit to operate a tattoo and body piercing studio at 7326 Manchester Road. The business will also provide laser tattoo removal services. The anticipated hours of operation are 10:00 AM to 8:00 PM, with seven tattoo artists, two body piercers, and four laser technicians.

PLANNING AND ZONING ISSUES

1. Consistency with Comprehensive Plan: The City is currently updating its Land Use Guide (Comprehensive Plan). The draft Comprehensive Plan encourages diverse

commercial and personal service uses along Manchester Road. Tattoo and piercing studios represent professional personal service businesses that contribute to the diversity of commercial activities in the corridor.

2. **Character of the District:** The CB1 subdistrict is designed to accommodate a variety of retail, personal service, and entertainment uses along Manchester Road. Tattoo and piercing studios have become mainstream personal service businesses similar to hair salons, spas, and other body art services. The 2025 amendment specifically recognized tattoo studios as appropriate uses for CB1 when subject to conditional use review. The proposed use is compatible with the commercial character of Manchester Road.
3. **Compatibility with Adjacent Uses:** The property is located in an active commercial corridor with a mix of retail, service, and entertainment businesses. Tattoo studios operate similarly to other personal service establishments with clients visiting by appointment or walk-in. The proposed use should not generate impacts substantially different from other personal service businesses in the corridor, such as hair salons.
4. **Traffic and Parking:** Tattoo and piercing services are typically provided by appointment, generating steady but manageable traffic throughout business hours. The business does not generate the peak traffic demands associated with restaurants or retail stores. Parking along Manchester Road and in the adjacent public Marietta and Schnuck's lots should be adequate to serve the business.
5. **Building Code Compliance:** The business must comply with applicable health, safety, and building code requirements for personal service establishments. The City's health regulations in Chapter 14 govern tattoo and piercing establishments and require proper licensing, sterilization procedures, and compliance with health standards.
6. **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 the proposed use satisfies the nine criteria set forth in Section 56-877(b), including that the use will not adversely affect surrounding properties, will comply with the comprehensive plan, and will be consistent with public health, safety, and welfare.

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 or site modifications are proposed beyond interior tenant improvements and signage. The site plan requirement is therefore waived.

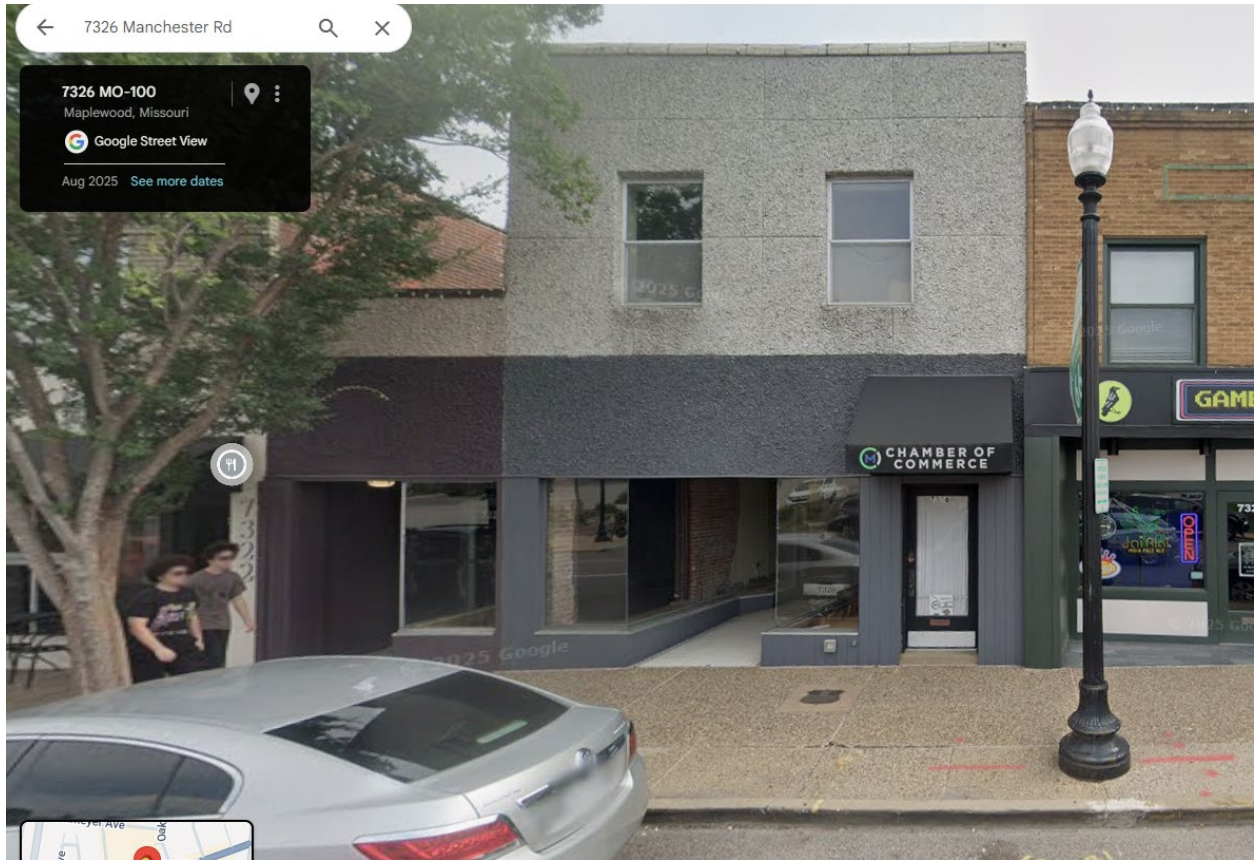
FINDING

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

1. Whether the tattoo and piercing studio use is consistent with the intent of the 2025 CB1 amendment recognizing such establishments as appropriate personal service businesses for the Manchester Road corridor.

2. Whether the proposed use is compatible with the character of the CB1 district and surrounding commercial properties.
3. Whether conditions should be imposed regarding signage, hours of operation, or compliance with health code requirements.
4. Whether approval of this conditional use permit supports the comprehensive plan's goals for diverse commercial and personal service uses along Manchester Road.

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.



7326 Manchester Road

City Of Maplewood Application for Conditional Use Permit

Submitted by: Alan Thompson

Submitted On: 2026-01-13 10:03:53

Submission IP: 99.105.124.201 (172.31.74.53)
proxy-IP (raw-IP)

Status: Payment Received

Priority: Normal

Assigned To: Laura Miller

Due Date: Open

Application for Conditional Use Permit

Applicant Information

* **First Name:**

Alan

* **Last Name:**

Thompson

* **Contact Address:**

2803 S Big Bend Blvd., Maplewood MO,63143

* **Contact Phone:**

* **Contact Email Address:**

Proposed Business Information

* **Proposed Business Name:**

AllStar Tattoo and Body Piercing/ Vanishing Point Laser Tattoo Removal

* **Address of Proposed Maplewood Location:**

7326 Manchester, Maplewood, MO, 63143

Address of Existing Location (if applicable):

2803 S. Big Bend, Maplewood, MO, 63143

* **Description of Business Activity:**

To operate a Tattoo and Body Piercing establishment, alongside a Laser Tattoo Removal business

* **Anticipated Hours of Operation:**

10:00 AM - 8:00PM

* **Anticipated Number of Employees:**

Seven tattooists, two body piercers, four laser technicians

* 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

01/13/2026

Format: MM/DD/YYYY

Property Information

* Property Owner:

Patrick Jugo

* Property Owner Phone #:

* Property Owner Address:

* Intended Use of Property:

Tattoo and Body Piercing establishment, alongside a Laser Tattoo Removal business

* 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

01/13/2026

Format: MM/DD/YYYY

A handwritten signature in black ink is written over the signature line. To the right of the signature, the date "1.16.26" is handwritten in black ink.

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 ALAN THOMPSON TO OPERATE A TATTOO AND BODY PIERCING STUDIO AT 7326 MANCHESTER ROAD IN THE CB1 COMMUNITY BUSINESS SUBDISTRICT

WHEREAS, Alan Thompson has applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-211(d)(m) and Section 56-877 of the Maplewood Code of Ordinances to operate a tattoo and body piercing studio at 7326 Manchester Road in the CB1 Community Business Subdistrict; and

WHEREAS, in 2025, the City Council amended the CB1 Community Business Subdistrict regulations to allow tattoo and piercing studios as conditional uses, recognizing such establishments as professional personal service businesses appropriate for the Manchester Road corridor; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at its February 2, 2026, meeting by a vote of 6 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their February 10, 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 tattoo and piercing studios are permitted as a conditional use in the CB1 Community Business Subdistrict pursuant to Section 56-211(d)(m), and the property will comply with all dimensional and operational requirements of the CB1 district.
2. The proposed use will contribute to and promote the community welfare and convenience because it provides professional personal service options in the Manchester Road commercial corridor and represents an established business relocating within Maplewood.
3. The proposed use will not cause substantial injury to the value of neighboring property because tattoo and piercing studios are recognized professional personal service establishments similar to salons and spas, and such uses are appropriate for the commercial character of Manchester Road.
4. The proposed use complies with the overall neighborhood development plan and existing zoning district provisions because the 2025 amendment to the CB1 district specifically contemplated tattoo and piercing studios as appropriate conditional uses for the corridor.
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 is located on Manchester Road with access to on-street parking and nearby public parking facilities, and tattoo services operate primarily by appointment without generating peak parking demands.
6. The proposed use will not substantially increase traffic hazards because tattoo and body

piercing services generate steady appointment-based traffic throughout business hours rather than concentrated peak traffic, and Manchester Road is designed as a commercial arterial with adequate capacity.

7. The proposed use will not substantially increase fire hazards because the building will comply with current fire and building codes, and tattoo establishments operate with safety standards similar to other personal service businesses.
8. The proposed use will not overtax public utilities because existing water, sewer, and electrical infrastructure are adequate to serve the personal service business operations.
9. The proposed use will not place an undue burden on municipal services because tattoo and piercing establishments are required to comply with City health code regulations in Chapter 14, and the business operates with service demands similar to other personal service establishments in the corridor; 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. Alan Thompson is hereby granted a Conditional Use Permit to operate a tattoo and body piercing studio at 7326 Manchester Road in the CB1 Community Business Subdistrict.

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 – Tattoo and body piercing studio, including laser tattoo removal services.
- (B) Health Code Compliance – The establishment shall comply with all applicable health code requirements in Chapter 14 of the Maplewood Code of Ordinances, including proper licensing, sterilization procedures, and health standards for tattoo and piercing operations.
- (C) Signage – Any exterior signage shall require approval from the Design and Review Board prior to installation and shall comply with all applicable signage requirements in Chapter 6 of the Maplewood Code of Ordinances.
- (D) Hours of Operation – Hours of operation shall be limited to 10:00 AM to 8:00 PM unless modified with approval from the City Manager.

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

Passed this 24th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 24th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Amber Withycombe, City Manager
Date: February 2, 2026
Re: **Petition Number 2026-07 – Request by Lori Ventimiglia of Greenwell Goods for a Conditional Use Permit to operate an antique, vintage, and collectible retail shop at 2719 Sutton Boulevard in the CB Community Business District**

BACKGROUND

The subject property, 2719 Sutton Boulevard, is located in the CB Community Business District near the intersection of Sutton Boulevard and Marietta Avenue. The site is fully developed supporting commercial use in a storefront location along Sutton Boulevard.

The petitioner, Lori Ventimiglia, is requesting a conditional use permit to operate a vintage and collectible clothing and accessories retail store. The petitioner currently operates similar vintage retail businesses at The Green Shag in St. Louis City, Forty Elephants in Kirkwood, and Get Your Picks on 66 in Webster Groves. Greenwell Goods will be the petitioner's first standalone retail location, featuring highly curated vintage clothing from the 1960s-1990s for both men and women, including fine jewelry, accessories, and shoes.

ZONING REGULATIONS

Section 56-206(12) of the CB Community Business District allows "Consignment shops that sell high quality, pre-owned apparel and clothing accessories" as a conditional use. Vintage clothing stores selling curated pre-owned apparel and accessories fall within this use category.

In January 2025, the City Council approved a conditional use permit for Reset Vintage Apparel at 2718 Sutton Boulevard under Section 56-206(12), directly across the street from the proposed Greenwell Goods location. The Reset CUP applied the definitional standards from Section 56-3 and required that "items sold must be new or be considered antiques, vintage items or collectibles." Staff recommends applying the same regulatory approach to Greenwell Goods to ensure consistency between the two vintage clothing stores operating on the same block of Sutton Boulevard.

CONDITIONAL USE REQUEST

The applicant requests a conditional use permit under Section 56-206(12) to operate a vintage and collectible clothing and accessories store at 2719 Sutton Boulevard, consistent with the regulatory framework applied to Reset Vintage Apparel.

PLANNING AND ZONING ISSUES

1. Consistency with Comprehensive Plan: The City is currently updating its Land Use Guide (Comprehensive Plan). The draft Comprehensive Plan encourages diverse retail

uses that serve the community and activate commercial corridors. Vintage clothing stores represent specialty retail businesses that contribute to the diversity of commercial offerings along Sutton Boulevard.

2. **Character of the District:** The CB Community Business District is designed to accommodate a variety of retail and commercial uses. The proposed use is ideally suited for the location, which has historically supported commercial operations. Reset Vintage Apparel, a similar vintage clothing business approved under Section 56-206(12), operates successfully directly across the street at 2718 Sutton Boulevard. The proposed business will maintain the retail character of this block of Sutton Boulevard.
3. **Compatibility with Adjacent Uses:** The proposed vintage collectible clothing and accessories store will be located within the City's business district and should have a positive impact on adjacent and surrounding properties by increasing pedestrian traffic within the district. The scale and intensity of the proposed use is compatible with adjacent and surrounding properties and similar to other apparel retail stores.
4. **Traffic and Parking:** Adequate parking is available to support the proposed use. There is on-street parking located on Sutton Boulevard and the site is near the City's Marietta parking lot and the city's leased spaces in the Schnuck's lot. The proposed hours of operation (Monday and Tuesday closed; Wednesday through Sunday, 11:00 AM to 6:00 PM) align with standard retail hours and should not create parking conflicts.
5. **Building Code Compliance:** The business will occupy an existing commercial space and must comply with applicable building and fire code requirements for retail occupancy.
6. **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 the proposed use satisfies the nine criteria set forth in Section 56-877(b), including that the use will not adversely affect surrounding properties, will comply with the comprehensive plan, and will be consistent with public health, safety, and welfare.

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 or site modifications are proposed beyond interior tenant improvements and signage. 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 proposed vintage clothing and accessories store qualifies as a consignment shop selling high quality, pre-owned apparel and clothing accessories under Section 56-206(12).
2. Whether the proposed use is consistent with the regulatory approach applied to Reset Vintage Apparel at 2718 Sutton Boulevard.

3. Whether the scale and intensity of the proposed use is compatible with adjacent and surrounding properties.
4. Whether approval of this conditional use permit will contribute to and promote the welfare and convenience of the public by providing a vintage and collectible clothing and accessories retail store for the community and surrounding area.

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.



2719 Sutton Boulevard

City Of Maplewood Application for Conditional Use Permit

Print Del

Submitted by: Lori Ventimiglia

Submitted On: 2026-01-18 10:35:17

Submission IP: 68.184.192.249 (172.31.74.53)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Laura Miller

Due Date: Open

Application for Conditional Use Permit

Applicant Information

* **First Name:**

Lori

* **Last Name:**

Ventimiglia

* **Contact Address:**

3745 Blow St., St. Louis, MO 63116

* **Contact Phone:**

* **Contact Email Address:**

Proposed Business Information

* **Proposed Business Name:**

Greenwell Goods

* **Address of Proposed Maplewood Location:**

2719 Sutton Blvd.

Address of Existing Location (if applicable):

Resell Booths @ The Green Shag (STL City), Forty Elephants (Kirkwood), & Get Your Picks on 66 (Webster Groves)

* **Description of Business Activity:**

Greenwell Goods intends to be a retail business selling highly curated vintage (1960s-1990s) clothing, for both men & women; including fine jewelry, accessories, & shoes.

* **Anticipated Hours of Operation:**

Monday & Tuesday: Closed; Wednesday - Sunday: 11am-6pm

* **Anticipated Number of Employees:**

2 Employee-Owners

* 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

01/18/2026

Format: MM/DD/YYYY

Property Information

* Property Owner:

V Three Properties LLC

* Property Owner Phone #:

* Property Owner Address:

* Intended Use of Property:

A conditional use permit to operate an antique, vintage, and collectible retail shop.

* 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

01/18/2026

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 LORI VENTIMIGLIA OF GREENWELL GOODS TO OPERATE A VINTAGE AND COLLECTIBLE CLOTHING AND ACCESSORIES STORE AT 2719 SUTTON BOULEVARD

WHEREAS, Lori Ventimiglia applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-206(12) and Section 56-877 of the Maplewood Code of Ordinances, to operate a vintage and collectible clothing and accessories store at 2719 Sutton Boulevard; and

WHEREAS, antiques and collectibles sold must meet the definitions in Sec. 56-3. Definitions of the City Code; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at its February 2, 2026, meeting by a vote of 6 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their February 10, 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 antique, vintage, and collectible stores are permitted uses in the CB Community Business District pursuant to Section 56-204(27), and the property will comply with all dimensional and operational requirements of the CB district.
2. The proposed use will contribute to and promote the community welfare and convenience because it provides specialty retail options that serve community needs and contributes to the diversity of commercial offerings along Sutton Boulevard.
3. The proposed use will not cause substantial injury to the value of neighboring property because vintage retail stores are explicitly contemplated as permitted uses in the CB district, and such stores operate with a character and intensity consistent with other retail establishments in the corridor.
4. The proposed use complies with the overall neighborhood development plan and existing zoning district provisions because Section 56-204(27) specifically permits antique, vintage, and collectible stores as appropriate commercial uses for the CB district.
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 is located on Sutton Boulevard with access to on-street parking, and the retail business generates typical commercial parking demands during regular business hours.
6. The proposed use will not substantially increase traffic hazards because vintage retail stores generate standard commercial traffic patterns during business hours, and Sutton Boulevard is designed as a commercial corridor with adequate capacity.
7. The proposed use will not substantially increase fire hazards because the building will comply

with current fire and building codes for retail occupancy.

8. The proposed use will not overtax public utilities because existing water, sewer, and electrical infrastructure are adequate to serve retail operations.
9. The proposed use will not place an undue burden on municipal services because retail stores operate with service demands typical of other commercial businesses in the CB 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. Lori Ventimiglia of Greenwell Goods is hereby granted a Conditional Use Permit to operate a vintage and collectible clothing and accessories store at 2719 Sutton Boulevard in the CB Community Business District.

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

- (A) Permitted Use – An antique, vintage and collectible clothing and accessories store as defined in Sec. 56-3. Definitions of the City Code. Items sold must be new or be considered antiques, vintage items or collectibles.
- (B) Merchandise Standards – Items sold shall be antiques, vintage items, or collectibles as those terms are understood in the retail trade, with a primary focus on merchandise from the 1960s through 1990s.
- (C) Signage – Any exterior signage shall require approval from the Design and Review Board prior to installation and shall comply with all applicable signage requirements in Chapter 6 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 24th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 24th day of February, 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 2026-08 – Request by Crossroads Presbyterian Church to rezone 2643 Roseland Terrace from CB Community Business District to PA Public Activity District**

BACKGROUND

The subject property, 2643 Roseland Terrace, is a single-family residential structure located on the west side of Roseland Terrace. The property is currently zoned CB Community Business District and was recently purchased by Crossroads Presbyterian Church, whose primary facility is located on Oakview Avenue and zoned PA Public Activity District.

The applicant is requesting rezoning of the property from CB Community Business to PA Public Activity to allow the property to be used for church-related activities, including office space and meetings associated with the church’s operations. Churches and places of worship are permitted uses in the PA Public Activity District but are not expressly permitted in the CB Community Business District.

The request does not involve subdivision, lot consolidation, or any adjustment to parcel boundaries.

ZONING REQUEST

The applicant is requesting to rezone 2643 Roseland Terrace from CB Community Business District to PA Public Activity District. Approval of this request would allow the property to be used for institutional and church-related purposes consistent with the PA district regulations.

PLANNING AND ZONING ISSUES

1. **Site Inventory and Context:** The subject property is developed with a single-family home and is located in an area characterized by a mix of residential, institutional, and neighborhood-scale commercial uses. Surrounding uses include:
 - North (2637 Roseland Terrace): Single-family residential zoned CB Community Business
 - South (7241 Manchester): Commercial use zoned CB1
 - East (2644 and 2640 Roseland Terrace): Single-family residential uses zoned CB Community Business
 - West (2640 Oakview Terrace): Institutional use zoned PA Public Activity

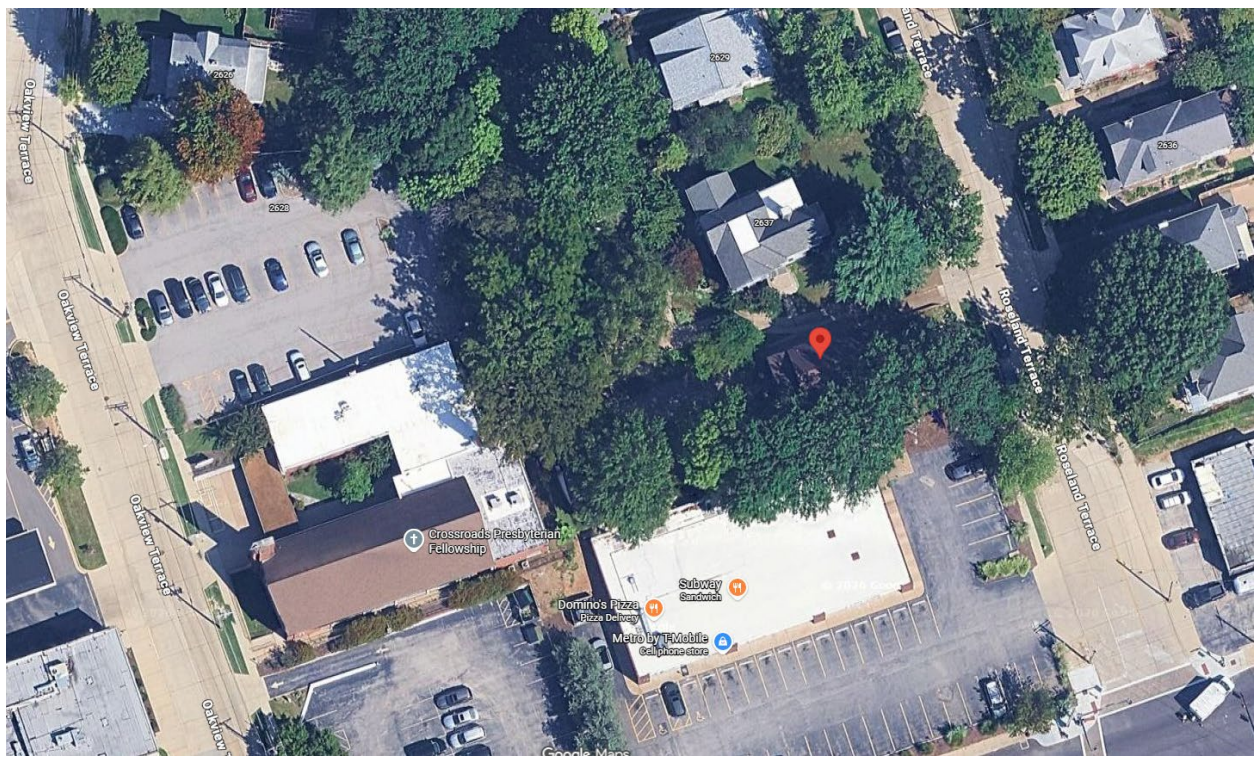
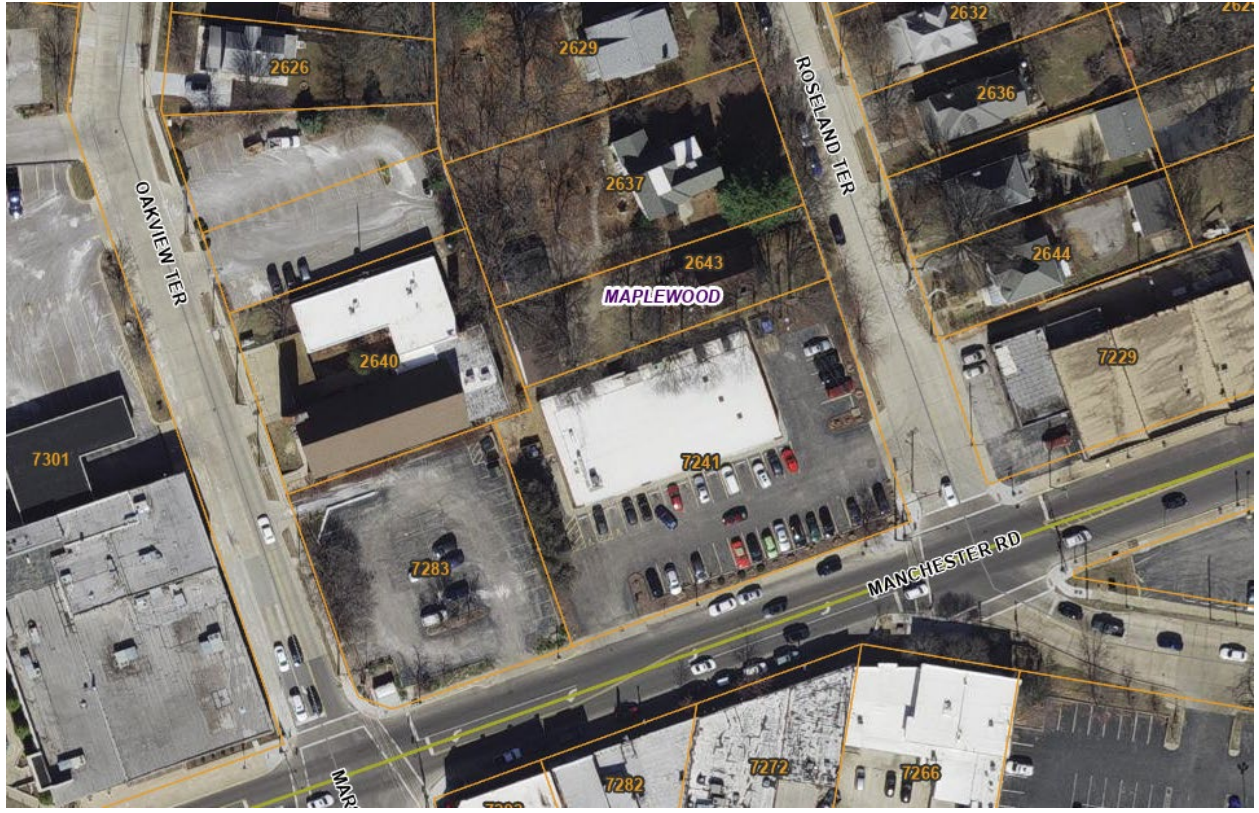
The subject property's physical characteristics, including lot size, building footprint, setbacks, and height, are consistent with nearby residential development. The rezoning request does not involve subdivision, lot consolidation, or any adjustment to parcel boundaries.

2. **Compatibility with Adjacent Uses:** The PA Public Activity District is intended to accommodate public, institutional, and quasi-public uses, including churches, that serve the community. The proposed rezoning would allow the church to utilize an existing residential structure without altering the established neighborhood scale. Because the rezoning addresses land use classification rather than redevelopment, the request does not authorize building expansion, exterior modification, or changes to site layout. Any future physical changes or site improvements would require separate review and approval in accordance with applicable codes and regulations.
3. **Comprehensive Plan Consistency:** While the City is in the process of updating its Land Use Guide, PA zoning is commonly applied to institutional uses embedded within residential neighborhoods. Rezoning the property to PA aligns the zoning with the intended institutional use while maintaining the existing residential form of the structure.
4. **Impact to Adjacent Properties:** The proposed rezoning is not anticipated to result in significant adverse impacts to adjacent properties. The property will continue to function as a single building within a residential block, and the rezoning does not permit increased building height, density, or lot coverage beyond what currently exists. Potential impacts related to parking, traffic, or operational characteristics are not inherent to the rezoning itself and would be evaluated, as applicable, through future permitting or approval processes. All uses of the property will be subject to the standards and performance requirements of the PA Public Activity District and applicable provisions of the City Code. Rezoning approval does not eliminate the City's ability to enforce zoning, building, and nuisance regulations intended to protect neighboring properties.

FINDING

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

1. The requested PA Public Activity zoning is appropriate for church-related and institutional uses and aligns the zoning classification with the proposed use of the property.
2. The rezoning does not involve changes to parcel boundaries or physical development and maintains the existing residential character of the neighborhood.
3. The rezoning would not constitute spot zoning, as PA zoning is an established district intended to accommodate institutional uses within residential contexts.
4. Neighborhood concerns related to noise, parking, and intensity of use can be addressed through future permitting and code enforcement, as applicable.
5. The rezoning promotes orderly land use by aligning zoning with ownership and intended use while preserving neighborhood scale.



City Of Maplewood Application for Rezoning of Property

Submitted by: Lauren Vanden Akker

Submitted On: 2026-01-18 15:03:30

Submission IP: 104.58.28.187 (172.31.25.151)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Laura Miller

Due Date: Open

Application for Rezoning of Property

Applicant Information

* **First Name:**

Lauren

* **Last Name:**

Vanden Akker

* **Contact Address:**

2640 Oakview Terrace

Contact Phone:

* **Contact Email Address:**

Property Information

* **Current Zoning:**

Community Business

* **Requested Zoning:**

Public Activity

* **Zoning of Adjacent Properties:**

Public Activity, Community Business, and CBI District

* **Intended Use of Property and Reason for Request:**

Crossroads Presbyterian Fellowship has purchased the property and intends to use it for ministry activities, including youth group gatherings, bible studies, prayer group meetings, etc. The intent is to rezone the parcel to Public Activity to match the church property (2640 Oakview Terrace) and then consolidate the two parcels.

* **Property Owner:**

Crossroads Presbyterian Fellowship

* **Property Owner Phone #:**

3146440030

* **Property Owner Address:**

2643 Roseland Terrace

* **As the applicant for this rezoning request, I hereby assure that the information given above is true and accurate. Provide confirmation of this statement by checking the box.**

Applicant's Confirmation

* **As the owner of the above-mentioned property for this rezoning request, I hereby provide my consent. Provide confirmation of this statement by checking the box.**

Property Owner's Consent

Date

01/18/2026

Format: MM/DD/YYYY

FEE

Rezoning Application Fee: \$200 plus advertising costs.

The application process is not complete until payment is processed. Staff will contact you for payment.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REZONING 2643 ROSELAND TERRACE FROM CB COMMUNITY BUSINESS DISTRICT TO PA PUBLIC ACTIVITY DISTRICT

WHEREAS, an application has been submitted to rezone property located at 2643 Roseland Terrace from CB Community Business District to PA Public Activity District; and

WHEREAS, the property is owned by Crossroads Presbyterian Church, which intends to use the property for church-related and institutional purposes; and

WHEREAS, the Plan and Zoning Commission considered the request and recommended approval at its February 2, 2026 meeting by a vote of 6 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their February 10, 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

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

1. The requested PA Public Activity zoning is appropriate for church-related and institutional uses and aligns the zoning classification with the proposed use of the property.
2. The rezoning does not involve changes to parcel boundaries or physical development and maintains the existing residential character of the neighborhood because the property will continue to function as a single building within a residential block.
3. The rezoning would not constitute spot zoning because PA zoning is an established district intended to accommodate institutional uses within residential contexts, and the property is adjacent to other PA-zoned property owned by the church.
4. The rezoning is consistent with and compatible with adjacent and surrounding land uses because the property is located near other institutional and residential uses, and the PA district is designed to accommodate public and institutional uses that serve the community.
5. The rezoning promotes orderly land use by aligning zoning with ownership and intended use while preserving neighborhood scale because it allows the church to utilize an existing residential structure without altering the established neighborhood character; 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.

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 2643 Roseland Terrace from CB Community Business District to PA Public Activity District.

Section II. All development and use of the property shall comply with the regulations, standards, and requirements applicable to the PA Public Activity 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 24th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 24th day of February, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Council Member Homa
CC: Mayor and City Council
From: Amber Withycombe, City Manager
Date: February 6, 2026
Re: **Immigration Enforcement Materials and Flock Camera Data Management**

Thank you for sharing the materials on immigration enforcement and for your questions regarding Flock camera data management. Per your request for your Ward 3 report, I am distributing these materials to the full Council along with this memorandum providing context and analysis.

IMMIGRATION ENFORCEMENT LANDSCAPE

You provided documents outlining the current immigration enforcement environment and proposed Missouri legislation that would significantly expand state and local law enforcement participation in federal immigration activities.

Proposed Missouri Legislation

Two bills are currently under consideration:

House Bill 2134 (Rep. Bob Titus)

- Status: Read Second Time in House (1/8/2026); hearing not scheduled; not currently on House calendar
- LR Number: 5338H.01I
- Proposed Effective Date: August 28, 2026
- Summary: Creates “Warrant Service Officer Program” authorizing Missouri Department of Corrections and local sheriffs to enter agreements with ICE under 8 U.S.C. Section 1357(g) for executing administrative immigration warrants. Includes optional “jail enforcement model” permitting sheriffs to interrogate individuals about immigration status and issue immigration detainers.

Senate Bill 1070 (Sen. Gregory, District 15)

- Status: Second Read and Referred to Senate General Laws Committee (1/15/2026)
- LR Number: 5467S.02I
- Committee: General Laws
- Summary: Comprehensive immigration enforcement legislation that would:
 - Mandate all state and local law enforcement agencies to “use best efforts to support the enforcement of federal immigration law”
 - Prohibit restrictions on officers sharing immigration status information with federal agencies
 - Create new felony offense of “trespass by illegal alien” with imprisonment
 - Establish “Missouri Illegal Alien Certified Bounty Hunter Program”
 - Require eligibility verification for public benefits and E-Verify for employers
 - Prohibit business licenses to individuals without lawful citizenship documentation

Implications for Maplewood

HB 2134 would not directly affect Maplewood Police Department, as it applies only to the Missouri Department of Corrections, County Sheriffs, and the City of St. Louis Sheriff.

However, the bill would establish statewide infrastructure for local law enforcement participation in federal immigration enforcement through neighboring jurisdictions.

SB 1070 would directly mandate MPD participation in federal immigration enforcement, eliminate local discretion over immigration-related contacts, and require officers to prioritize immigration enforcement alongside other law enforcement duties.

Legislative Participation Opportunities

Prior to these bills moving out of committee, Council members may wish to participate in committee hearings in Jefferson City. HB 2134 does not yet have a scheduled hearing, while SB 1070 is currently in the Senate General Laws Committee. Council members can sign up for bill monitoring and hearing notifications through the House and Senate websites to receive alerts when hearings are scheduled. This would allow Council members to provide testimony on the potential impact of these bills on municipal operations and community relations.

FLOCK CAMERA DATA MANAGEMENT

You contacted me with questions about Flock camera data, noting that your research revealed concerns about Flock sharing data with federal agencies including CBP, ICE, and USCIS. You asked: What happens with our Flock camera data? Where is the data housed and who can access it? Does the Flock company ultimately own that data? How long are we required to retain any data captured by that camera?

Below are direct responses based on our Master Services Agreement with Flock Safety executed June 18, 2024.

1. What happens with our Flock camera data?

Per Section 1.14, the Retention Period is 30 days. After 30 days, all footage is automatically deleted on a rolling basis. Maplewood is responsible for extracting and archiving any footage we wish to retain beyond 30 days on our own storage devices.

2. Where is the data housed?

The data is stored in AWS Government Cloud. Per Section 2.1, Flock may use third-party services to host the Web Interface for cloud storage.

3. Who can access it?

Access is controlled by Maplewood. Per Section 4.1, “all right, title and interest in the Customer Data, belong to and are retained solely by Customer.”

Our current network configuration includes:

- State Network (License Plate Lookup Only): Missouri agencies we authorize
- Nationwide Network (License Plate Lookup Only): Agencies we authorize nationwide
- Direct Share: Law enforcement agencies we specifically authorize for full access

Police Department staff indicates we currently share data with 1,926 agencies nationwide through the Flock network. Our current practice is that we respond to specific data requests from

other agencies on a case-by-case basis and retain the ability to decline requests. We do not provide automatic, unrestricted access to all agencies.

Flock cameras capture only license plate numbers and vehicle characteristics (such as make, color, and distinctive features like bumper stickers). The cameras do not capture or provide any personally identifying information about individuals. Law enforcement agencies must have access to appropriate databases (such as state DMV records) to link license plates to vehicle registrations or individuals. The Flock system itself does not contain this information.

4. Does the Flock company ultimately own that data?

No. Section 4.1 explicitly states: “Flock does not own and shall not sell Customer Data.”

However, the agreement grants Flock certain license rights:

- Section 4.1: “Customer hereby grants to Flock a limited, non-exclusive, royalty-free, irrevocable, worldwide license to use the Customer Data and perform all acts as may be necessary for Flock to provide the Flock Services to Customer.”
- Section 4.3: Flock may create “Anonymized Data” and has “a non-exclusive, worldwide, perpetual, royalty-free right to use and distribute such Anonymized Data.”

5. How long are we required to retain any data captured by that camera?

There is no requirement to retain data beyond what Missouri records retention schedules may specify for law enforcement investigative records. The contract establishes 30 days as the standard retention period, after which data is automatically purged unless we have downloaded and archived it locally.

6. Could it be scrubbed every 30 or 60 days?

The current 30-day automatic deletion is the standard retention period established in our contract. Staff indicates there may not be a contractual option to modify this retention period, but I have not confirmed whether a shorter retention period could be negotiated as a contract amendment.

CONNECTION TO IMMIGRATION ENFORCEMENT CONCERNS

While Flock’s contract prohibits the company from selling or sharing our data directly with federal agencies, there are two potential pathways through which immigration enforcement agencies could access Maplewood’s ALPR data:

1. Through the Flock Network: We have not received data sharing requests from ICE, CBP, or other DHS agencies, and they are not among the 1,926 agencies with which we currently share.
2. Through Public Records Requests: Missouri’s Sunshine Law may require us to release certain ALPR data in response to valid public records requests, which would then become publicly accessible to any entity, including federal immigration enforcement agencies. Staff has not identified specific circumstances under current law that would require release of license plate information outside the Flock network, but this is an area where legal review would be beneficial to clarify our obligations and available exemptions.

The combination of proposed state legislation mandating local law enforcement cooperation with immigration enforcement and the nationwide Flock network infrastructure creates potential for

ALPR data to be used in the immigration enforcement activities described in the materials you shared.

Given the intersection of these issues, staff seeks Council direction on whether to proceed with legal counsel review to enhance privacy protections. Council may also wish to further discuss the legal implications of proposed SB 1070 for MPD operations.

287(g)
MANDATE IN
THIS STATE

HOUSE BILL NO. 2134

103RD GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE TITUS.

5338H.011

JOSEPH ENGLER, Chief Clerk

AN ACT

To amend chapters 217 and 221, RSMo, by adding thereto two new sections relating to the Warrant Service Officer Program.

Be it enacted by the General Assembly of the state of Missouri, as follows:

Section A. Chapters 217 and 221, RSMo, are amended by adding thereto two new sections, to be known as sections 217.1400 and 221.550, to read as follows:

217.1400. 1. For purposes of this section, "Warrant Service Officer Program" means the program of United States Immigration and Customs Enforcement authorizing state and local law enforcement officers to serve and execute administrative warrants under the Immigration and Nationality Act, 8 U.S.C. Section 1357(g).

2. The department of corrections shall:

(1) Apply to participate in the Warrant Service Officer Program;

(2) Upon a successful application, enter into an agreement with United States Immigration and Customs Enforcement for participation in the Warrant Service Officer Program; and

(3) Renew the agreement upon the expiration of the agreement.

3. If the department applies to participate in the Warrant Service Officer Program and is denied, the department shall:

(1) Ascertain from United States Customs and Immigration Enforcement the reason for the denial of the department's application;

(2) Make a good faith effort to address and remedy the reason for the denial of the application; and

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in bold-face type in the above bill is proposed language.

18 (3) Reapply to participate in the Warrant Service Officer Program.

19 4. If the department applies to participate in the Warrant Service Officer
20 Program and is repeatedly denied, the department may apply for a waiver from the
21 state.

22 5. The department shall promulgate rules for the process of obtaining a waiver
23 from the state under subsection 4 of this section. Any rule or portion of a rule, as that
24 term is defined in section 536.010, that is created under the authority delegated in this
25 section shall become effective only if it complies with and is subject to all of the
26 provisions of chapter 536 and, if applicable, section 536.028. This section and chapter
27 536 are nonseverable and if any of the powers vested with the general assembly
28 pursuant to chapter 536 to review, to delay the effective date, or to disapprove and annul
29 a rule are subsequently held unconstitutional, then the grant of rulemaking authority
30 and any rule proposed or adopted after August 28, 2026, shall be invalid and void.

221.550. 1. For purposes of this section, the following terms mean:

2 (1) "Jail enforcement model", a model of the United States Immigration and
3 Customs Enforcement authorizing deputized state and local law enforcement officers to
4 interrogate a person for information relating to the person's immigration status and to
5 issue an immigration detainer under the Immigration and Nationality Act, 8 U.S.C.
6 Section 1357(g);

7 (2) "Warrant Service Officer Program", the program of United States
8 Immigration and Customs Enforcement authorizing state and local law enforcement
9 officers to serve and execute administrative warrants under the Immigration and
10 Nationality Act, 8 U.S.C. Section 1357(g).

11 2. A sheriff in charge of a jail in a county or in any city not within a county shall:

12 (1) Apply to participate in the Warrant Service Officer Program;

13 (2) Upon a successful application, enter into an agreement with United States
14 Immigration and Customs Enforcement for participation in the Warrant Service
15 Officer Program; and

16 (3) Renew the agreement upon the expiration of the agreement.

17 3. (1) A sheriff in charge of a jail in a county or in any city not within a county
18 may choose to participate in the jail enforcement model.

19 (2) If a sheriff of a county or any city not within a county who is in charge of a
20 jail participates in the jail enforcement model, the sheriff is exempt from the
21 requirements under this section to participate in the Warrant Service Officer Program.

22 4. If a sheriff of a county or any city not within a county who is in charge of a jail
23 applies to participate in the Warrant Service Officer Program and is denied, he or she
24 shall:

25 (1) Ascertain from United States Customs and Immigration Enforcement the
26 reason for the denial of the application;

27 (2) Make a good faith effort to address and remedy the reason for the denial of
28 the application; and

29 (3) Apply again to participate in the Warrant Service Officer Program.

30 5. If a sheriff of a county or any city not within a county who is in charge of a jail
31 applies to participate in the Warrant Service Officer Program and is repeatedly denied,
32 he or she may apply for a waiver from the state.

33 6. The department of corrections shall promulgate rules for the process of
34 obtaining a waiver under subsection 5 of this section. Any rule or portion of a rule, as
35 that term is defined in section 536.010, that is created under the authority delegated in
36 this section shall become effective only if it complies with and is subject to all of the
37 provisions of chapter 536 and, if applicable, section 536.028. This section and chapter
38 536 are nonseverable and if any of the powers vested with the general assembly
39 pursuant to chapter 536 to review, to delay the effective date, or to disapprove and annul
40 a rule are subsequently held unconstitutional, then the grant of rulemaking authority
41 and any rule proposed or adopted after August 28, 2026, shall be invalid and void.

Introduced

Bill Summary

SB 1070 - This act modifies various provisions relating to illegal aliens.

BUSINESS LICENSES (Section 67.5200)

All political subdivisions are prohibited from issuing a license to an individual if the individual does not provide documentation of citizenship or lawful presence in this country. For purposes of this provision, the term "license" means any permit, certificate, approval, registration, charter or similar form of authorization that is required by law and that is issued by any political subdivision for the purposes of operating a business or to an individual who provides a service to any person where the license is necessary in performing that service. This provision contains certain exceptions.

REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT - Prohibition on Agreements with Illegal Aliens (Sections 99.820 and 99.845)

Current law allows any municipality to establish a redevelopment plan that calls for the conveyance, lease, mortgage, or other disposition of land for certain purposes. This act prohibits conveying, leasing, mortgaging, or otherwise disposing of such land to a person unlawfully present in this country. Any appropriation distributed to a municipality for a redevelopment project found to be in violation of this prohibition shall be recaptured by the Department of Economic Development.

ELIGIBILITY FOR PUBLIC BENEFITS (Section 208.009)

The act creates new eligibility verification requirements for public benefits, specifically including the Supplemental Nutrition Assistance Program (SNAP) and Mo HealthNet. Specifically, only people who are United States citizens, United States Nationals, or meet the definition of an eligible alien and qualified alien under federal law are eligible for public benefits. Provisions are included dictating the manner of providing proof of identity as one of the aforementioned individuals. Failure to submit acceptable documentation establishing United States citizenship, United States national status, or alien status eligible for such public benefits within the temporary eligibility period shall result in denial or termination of public benefits. No additional period of eligibility for temporary benefits shall be granted to any applicant who has previously been denied public benefits at any time due to a failure to verify United States citizenship, United States national status, or alien status eligible for such public benefits.

The act additionally creates new reporting requirements for Mo HealthNet with respect to illegal aliens receiving certain medical care. Current law prohibits any alien unlawfully present in the United States from receiving any state or local public benefit, including any health benefits, with the exception of emergency medical care, prenatal care, services offering alternatives to abortion, emergency assistance, or legal assistance. This act requires the Director of Mo HealthNet, not later than September 30 of each year, to submit to the Governor, the Speaker of the House of Representatives, and the President Pro Tem of the Senate, a report detailing the total amount of funds that were expended by health care providers in this state over the previous fiscal year for the rendering of emergency medical care, prenatal care, services offering alternatives to abortion, and emergency assistance to aliens unlawfully present in the United States.

When administering SNAP benefits, the Department of Social Services shall:

- Consider the entire income and financial resources of any individual rendered ineligible to receive SNAP benefits under subsection 1 of this section when determining the eligibility and benefit allotment of the household of which such individual is a member; and
- Notwithstanding federal law to the contrary, not prorate or exclude the income or financial resources of ineligible individuals under this act. All such income and resources shall be fully considered.

E-VERIFY (Section 285.530)

Current law requires only public employers to enroll and actively participate in a federal work authorization program, while all other employers are permitted, but not required, to enroll and participate. This act requires all private employers whose annual gross revenue exceeds \$100,000 to enroll and actively participate in a federal work authorization program.

TEMPORARY DETENTION CENTERS (Section 217.155)

The Director of the Department of Corrections, in consultation with the Commissioner of Administration, shall identify any property owned by the state that could be used as a temporary detention center for detaining any persons not lawfully present in this country.

BANK MONITORING REQUIREMENTS (Section 362.103)

The act requires every bank and trust company created under the laws of this state to maintain a monitoring program for the purpose of monitoring transactions after their execution for potential violations of the federal Bank Secrecy Act, 31 U.S.C. sections 5311 to 5330, as well as any other activity the bank or trust company reasonably believes reflects suspicious activity specifically involving any suspected or actual alien unlawfully present in the United States.

DEFENSES FOR THE OFFENSE OF TRESPASS OF AN ILLEGAL ALIEN (Section 544.680)

Any person who is charged with the offense of trespass by an illegal alien shall have an initial appearance before the court in which the court shall make findings as to whether or not the defendant is seeking asylum under federal law. If the person is seeking asylum, the charges shall be dismissed and the defendant shall be released unless there are other pending criminal offenses. If the person is not seeking asylum and does not pose a risk of danger to the community, then such person may be released. Any person not seeking asylum who poses a risk of danger to the community shall be denied bail and not released from custody. Prior to the initial appearance of the defendant, the U.S. Immigration and Customs Enforcement (ICE) shall be notified of the initial appearance of the defendant and afforded the opportunity to take custody of a defendant prior to the initial appearance of the defendant, provided the ICE enters into an agreement with the Department of Public Safety to deport the person or maintain custody of the person until the person is lawfully present in this country.

Any person arrested for the offense of trespass by an illegal alien while driving a motor vehicle shall have his or her vehicle confiscated until the person can prove he or she is legally present in this country.

Finally, it shall be an affirmative defense to the offense of trespass of an illegal alien if he or she was coerced by threatened physical force.

LAW ENFORCEMENT AGENCIES (Section 544.700)

Consistent with all duties created in state and federal law, the act requires all state and local law enforcement agencies and any official responsible for directing or supervising such agency to use best efforts to support the enforcement of federal immigration law. Except as otherwise expressly prohibited by federal law, a state entity, local governmental entity, or law enforcement agency, or an employee, an agent, or a representative of the entity or agency, may not prohibit or in any way restrict a law enforcement agency from taking any of the following actions with respect to information regarding a person's immigration status:

- Sending the information to or requesting, receiving, or reviewing the information from a federal immigration agency;
- Recording and maintaining the information;

- Exchanging the information with a federal immigration agency or another state entity, local governmental entity, or law enforcement agency;
- Using the information to comply with an immigration detainer; and
- Using the information to confirm the identity of a person who is detained by a law enforcement agency;

A state entity, local governmental entity, or law enforcement agency may not prohibit or in any way restrict a law enforcement officer from executing or assisting in the execution of a lawful judicial warrant. A law enforcement officer shall make an arrest if a computer inquiry reveals a facially sufficient detainer.

IDENTITY THEFT - USE OF FAKE IDENTIFICATION (Section 570.223)

Current law provides that it is a class B misdemeanor for a person to knowingly and with the intent to deceive or defraud obtain, possess, transfer, use, or attempt to obtain, transfer, or use, one or more means of identification not lawfully issued for the person's use. This act makes the offense a class E felony if it is done knowingly and with the intent to deceive or defraud a prospective or current employer of the person, a financial institution, or a public utility.

OFFENSE OF TRESPASS OF AN ILLEGAL ALIEN (Section 577.678)

This act creates the offense of trespass by an illegal alien which provides that a person shall be guilty of such offense if the person is an illegal alien who is 18 years of age or older and who knowingly enters this state and remains here and is physically present in the state at the time a certified bounty hunter or peace officer apprehends the person. Such an offense shall be a felony for a term of imprisonment without eligibility for probation or conditional release. As an alternative to a sentence of life imprisonment, the court may order the defendant taken into the custody of ICE if the Department and ICE execute an agreement guaranteeing that the defendant shall be deported or remain in custody until the defendant is legally present in the United States. A person shall not be arrested for the offense if the person legally entered the country through a port of entry and was lawfully present when entering the country.

Any person who commits the offense of trespass by an illegal alien shall be prohibited from voting in any election, receiving any permit or license to drive, receiving any public benefit, and becoming a legal resident of this state. This provision contains a contingent effective date.

Each person arrested under this act shall provide a DNA sample under current law procedures. Additionally, the Department of Public Safety shall develop an information system for people to report violations of this act which shall include a toll-free telephone hotline, e-mail, and online reporting portal. The hotline shall also accept reports of sex and human trafficking. Any person who makes a report in which an illegal alien, or person committing a sex or human trafficking offense, is arrested shall be eligible to receive a reward of \$1,000.

The Department of Public Safety shall develop the "Missouri Illegal Alien Certified Bounty Hunter Program" which shall certify applicants to be bounty hunters for the purpose of finding and detaining illegal aliens in this state. Any person with a license as a bail bond agent, general bail bond agent, or surety recovery agent may apply to the program as provided in the act. The Department shall promulgate rules for the administration of this program, which shall include rules regarding the method of investigating, verifying immigration status, and executing arrest warrants of illegal aliens, as provided in the act. A certification as a bounty hunter shall be for four years. A bounty hunter shall support the role of state and local law enforcement agencies in enforcing this act. The Department shall establish a training program for certified bounty hunters to perform the functions of an immigration officer which shall include adherence to federal law. The training program shall be at least 30 days in length and encompass basic training of peace officers that is necessary to carry out the duties of a certified bounty hunter. This act also creates the

"Missouri Illegal Alien Certified Bounty hunter Program Fund" which shall consist of money appropriated by the General Assembly.

SEX AND HUMAN TRAFFICKING (Section 577.678, 650.655 and 650.660)

The act requires the hotline established by the act to also accept reports of sex and human trafficking involving illegal aliens. A certified bounty hunter may be dispatched by the Department to effect the arrest of a person for any offense involving sex or human trafficking.

The Department shall be responsible for coordinating all efforts among state departments, as well as with the federal government and local governments, to combat sex and human trafficking. The Department shall establish guidelines for a training program on sex and human trafficking for public entities listed in the act. The act creates the "Anti-Human Trafficking Training Fund" to be used by the Department to develop and provide the training required by this act. Any entity that receives public funds shall report any data in the entity's possession regarding reports of sex and human trafficking to the Department within thirty days of receiving the report. Such aggregated information, excluding any personally identifiable information of a victim of sex and human trafficking, shall be made available to the public.

The act creates the Rapid Response for Victims of Sex and Human Trafficking Fund, which shall consist of moneys appropriated by the General Assembly. Moneys shall be distributed by the Department to licensed hospitals that provide rapid intake and intervention for victims of sex and human trafficking. To qualify, a hospital shall meet requirements delineated in the act.

SCOTT SVAGERA

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: February 5, 2026
Re: **City Manager’s Report: Update on Proposed Text Amendment to Permit Emergency Overnight Shelters**

This memo provides an update on the proposed text amendment to Section 56-359 of the city’s zoning code to permit emergency overnight shelters as a conditional use in the PA Public Activity District, following Plan & Zoning Commission review on February 2, 2026. This information is a follow-up to my [memo](#) on page 167 of the January 27, 2026, Council meeting packet.

COUNCIL DIRECTION FROM JANUARY 27, 2026

At the January 27, 2026, meeting, Council discussed the proposed text amendment at length and provided direction to staff on several matters.

Council expressed support for the proposed text amendment approach and the conditional use permit framework, recognizing that it provides flexibility for different operational models while maintaining appropriate safety requirements and community input processes. Council noted that the framework is not limited to any single facility but rather creates a pathway for any eligible institution in the PA district to pursue emergency shelter operations.

Council also discussed the city’s enforcement approach regarding unauthorized shelter operations. Council emphasized the importance of life safety concerns related to building and fire code compliance, particularly for vulnerable populations staying overnight in facilities. Council directed staff to continue dialogue with institutions regarding code compliance requirements while prioritizing the development of the enabling legislation that will create a clear, legal pathway for compliant shelter operations. Council noted the critical role of the city’s Social Services Coordinator in providing daily outreach, resource coordination, and connections to qualified shelters throughout the region, ensuring that unhoused individuals have access to shelter options even during the interim period while the regulatory framework is being established.

Additionally, Council expressed interest in continuing discussions with regional partners regarding potential collaborative approaches to emergency shelter services for Maplewood residents. Council requested that staff make these regional partnership discussions a priority throughout 2026 to explore additional options for serving unhoused community members.

PLAN & ZONING COMMISSION REVIEW

The Plan & Zoning Commission considered the proposed text amendment at their February 2, 2026, meeting. Commissioners engaged in substantive discussion regarding the proposed

framework and requested additional analysis on several policy questions before making a recommendation to City Council.

Staff is working with legal counsel to incorporate the Commission's feedback and will present a refined recommendation at the Commission's March 3, 2026, meeting. Specific items requiring additional work include:

- **Operations Plan Requirements:** Commissioners requested staff recommendation on whether the detailed operations plan requirements should be incorporated directly into the ordinance text, or whether those requirements should be established through administrative directive as initially proposed. The draft ordinance authorized the City Manager to establish operations plan requirements by administrative directive to provide flexibility to modify requirements based on experience without requiring ordinance amendments. However, the Commission expressed interest in having those requirements codified in the ordinance itself to ensure transparency and consistency. Staff will present options and recommendations at the March 3 meeting.
- **Additional Zoning Districts:** Commissioners requested staff analysis of which additional zoning districts beyond PA Public Activity might be appropriate for emergency overnight shelters as a conditional use. The original recommendation focused on the PA district because it includes churches, schools, and other institutional uses that might be interested in operating emergency shelters. However, the Commission noted that limiting shelters to only the PA district may create practical limitations and asked staff to evaluate whether other districts should be considered. Staff will present recommendations regarding additional suitable districts at the March 3 meeting, including analysis of which districts currently permit institutional or charitable uses and which districts have appropriate infrastructure and neighborhood compatibility characteristics for emergency shelter operations.

IMPLEMENTATION TIMELINE

Following Plan & Zoning Commission recommendation at their March 3, 2026 meeting, the ordinance will proceed to City Council for consideration. Section 56-827(d) of the zoning code requires that City Council hold a public hearing on proposed text amendments, and that no application for amendment may be approved until after such hearing is held. The revised timeline is as follows:

1. March 3, 2026: Plan & Zoning Commission reviews refined ordinance language and provides recommendation to City Council
2. March 10, 2026: City Council public hearing on proposed text amendment. As required by Section 56-827(d) of the zoning code, notice will be published in a newspaper of general circulation at least 15 days prior to the hearing. Additionally, staff will provide enhanced notice by mailing information about the proposed text amendment to property owners of structures in the PA Public Activity District and to property owners within 300 feet of PA district structures. This enhanced notice ensures that religious institutions and other properties that might be interested in operating emergency shelters are aware of the proposed change and have an opportunity to provide input. Property owners within 300 feet of city parks and schools that are also zoned PA will not receive individual mailings.

3. March 10, 2026: First and second readings of ordinance
4. March 24, 2026: Third and final reading of ordinance

If the ordinance is approved by City Council on March 24, interested facilities can begin preparing conditional use permit applications for Plan & Zoning Commission review beginning in April 2026. Information about the CUP application process and requirements will be available on the city's website at

https://www.maplewoodmo.gov/services/permit_applications_and_online_payments.php and through the Public Works and Planning Department.

ADDITIONAL CONSIDERATIONS

Recent events have highlighted the need for clarity regarding what constitutes emergency overnight shelter operations and the city's enforcement approach during the interim period while enabling legislation is being developed.

City staff is focused on bringing this enabling legislation to Council as expeditiously as possible to ensure safe, permitted accommodations for unhoused individuals in any requesting facility. Staff believes the most effective path forward is to establish the clear regulatory framework through the conditional use permit process.

Council members have raised questions regarding how to distinguish emergency overnight shelter operations from traditional religious activities such as prayer vigils or extended worship services. Staff has provided guidance to one community institution on this distinction, focusing on operational characteristics including whether the facility is being used to provide overnight refuge to individuals experiencing homelessness, the express purpose communicated to those utilizing the facility, and the functional reality of how individuals are using the space.

To clarify several specific concerns that have been raised: The city does not and would not interview congregants about how they personally interpreted religious services. The determination of whether operations constitute emergency overnight shelter is based on the operational characteristics of the facility's use. Traditional worship activities, including extended prayer services, do not trigger shelter-related code requirements simply because some attendees may rest or fall asleep during services. The city's analysis focuses on whether a facility is in fact providing overnight refuge and accommodation to individuals requiring shelter, which is distinct from traditional religious worship activities that extend through nighttime hours.

The challenge in the current regulatory environment is that the city's zoning code does not expressly address emergency shelters, creating ambiguity about what constitutes permissible operations and making enforcement difficult and inconsistent. The proposed text amendment and conditional use permit framework will resolve this ambiguity by establishing clear definitions, objective criteria, and, most importantly, a compliance pathway for institutions that wish to operate emergency shelters legally and safely.

The proposed text amendment and CUP framework will provide:

- Clear definitions and criteria for what constitutes emergency overnight shelter operations

- Explicit building and fire code compliance requirements before operations commence
- Operations plan requirements that address safety protocols, capacity, coordination with emergency services, and community impact mitigation
- A transparent public process with community input through Plan & Zoning Commission and City Council review
- Ongoing accountability through annual inspections and the ability to impose conditions or revoke permits for violations

Once this framework is in place, any facility interested in operating an emergency shelter will have a clear, legally defensible pathway to do so while ensuring appropriate safety protections for the individuals being served, volunteers, and the surrounding community.

This approach balances the urgent need to provide safe emergency shelter options for vulnerable community members with the necessity of establishing appropriate regulatory safeguards, building code compliance, and community input processes.

Staff will present the refined ordinance language incorporating Plan & Zoning Commission feedback at Council's March 10, 2026, meeting.