



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, June 20, 2024, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, June 20, 2024, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, Luetzow, and Schaefer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Ashe, and City Attorney John Hessel. Council Members McLean, Rheinnecker, and Zimmer were absent and excused.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

Public Hearing #1

Mayor Gibbons recessed the meeting for the purpose of conducting a public hearing a request for a Special Use Permit for Outdoor Dining for Snarf's Sandwiches at 10935 Manchester Road, Suite 200. Mr. Hessel entered the following exhibits into the record: An Affidavit of Publication in the Countian on May 24, 2024, as Exhibit 1; An Affidavit of Publication in the Kirkwood-Webster Times on May 24, 2024 as Exhibit 2; an aerial view map showing the subject property, as Exhibit 3; a list of properties that were notified of the hearing, as Exhibit 4; Memorandum from the Planning and Zoning Commission with exhibits dated May 15, 2024, as Exhibit 5; a report from the Planning and Zoning Commission with a vote of 7-0 recommending approval of Special Use Permit for Outdoor Dining for Snarf's Sandwiches at 10935 Manchester Road, Suite 200 dated May 16, 2024, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner II Amy Lowry presented the matter to the Council:

- Lot is on north side of Manchester Rd between Clay and Harrison Avenues
- The applicant has indicated that there would be up to 24 outdoor dining seats on the uncovered, raised deck on the east side of the building
- hours of operation are proposed as 8 a.m. to 8 p.m. seven days a week
- no physical expansion of the building and the deck seating is not covered by a roof, no additional parking on site is required
- The property currently contains 38 parking spaces – which is less than shown on this parking plan but adequate for the 2 uses in the building
- The deck area is about 600 square feet



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Petitioner Maty Aronson, Snarf's representative was in attendance to discuss the Special Use Permit with the Council. Some of the discussion that took place is as follows:

- Question was raised regarding if there were any plans to modify the exterior of the building or landscaping? No plans at this time.
- Question was raised regarding if the live outdoor music/entertainment would be allowed outside of the permitted hours? No, it would not be.

The bill will be placed on the July 3, 2024, agenda for first reading consideration.

Public Hearing #2

Mayor Gibbons recessed the meeting for the purpose of conducting a public hearing a request for a Zoning Map Amendment from B-4, Planned Commercial District, to B-2, Central Business District, at 119 West Woodbine Avenue. Mr. Hessel entered the following exhibits into the record: An Affidavit of Publication in the Countian on May 24, 2024, as Exhibit 1; An Affidavit of Publication in the Kirkwood-Webster Times on May 24, 2024 as Exhibit 2; an aerial view map showing the subject property, as Exhibit 3; a list of properties that were notified of the hearing, as Exhibit 4; the report of the Planning and Zoning Commission Subcommittee dated May 15, 2024, as Exhibit 5; a report from the Planning and Zoning Commission with a vote of 7-0 recommending approval for a Zoning Map Amendment from B-4, Planned Commercial District, to B-2, Central Business District, at 119 West Woodbine Avenue dated May 16, 2024, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner II Amy Lowry presented the matter to the Council:

- Lucky Leaf Enterprises, LLC, has applied for a zoning map amendment at 119 W. Woodbine Avenue
- Lot is south of Woodbine Center, north of Concordia Lutheran Church and east of Kirkwood Manor Condos and west of an office use (Insurance Agency)
- Lot contains a single family house built in 1922 that has been continuously used as a residence until sold to the current property owner
- Lot is 60' by 150'; 9000 sq. ft.
- Proposed use of the lot is for multifamily condo development, but again, there is no specific development plans with this request
- The block was zoned B-4
- Typical uses such as office, retail, banks and restaurants are allowed in both B-2 and B-4

A representative for the Petitioner, Megan Mitchell with Core10 Architecture on behalf of Lucky Leaf Properties, attended to discuss the Zoning Map Amendment with the Council. Some of the discussions that took place are as follows:

- Question was raised regarding if there had been discussion with the property owners of 117 W. Woodbine to consolidate the properties? The applicant has attempted to contact the property owner of 117 W. Woodbine.



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- Question was raised regarding if the building will be residential Condos or Business Use Condos? The current ideas would be for townhomes, no retail.
- Single-family homes are not allowed in either B-2 or B-4 Zoning Districts. However, if someone were to fix the current home up and occupy it, it would be allowed. But the current home could not be demolished and a new single-family home built.

Comments from Citizens:

1. Parker Pence; 8 Marcy Ave., Brooklyn, NY; made comments in favor of the Zoning Map Amendment.

The bill will be placed on the July 3, 2024, agenda for first reading consideration.

PUBLIC COMMENTS

1. Michael Carmody, 352 Wind Grove; questioned why pedestrian and bicycle crashes are not publicized, and requested that such information be made public.

CONSENT AGENDA

Motion was made by Council Member Jaksetic and seconded by Council Member Luetzow to approve the Consent Agenda. A discussion took place. The motion to approve the consent agenda was unanimously approved.

- a) Approval of the June 6, 2024 Council Meeting Minutes
- b) Resolution 94-2024, appointing and reappointing members to various Boards and Commissions

UNFINISHED BUSINESS

Bill 11036, amending the provisions of the Municipal Code, Chapter 25 – Zoning and Subdivision, by changing the Personal and Commercial Service, Restaurant, and Retail Business Use-Specific Standards for Hours of Operation in the B-1, Neighborhood Business District was brought before the City Council.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	Absent
Council Member Schaefer	“Yes”
Council Member Zimmer	Absent
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent



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NEW BUSINESS

Resolution 89-2024, accepting the proposal of DG2 Design Landscape Architecture in the amount not to exceed of \$93,549 (which includes a contingency of \$8,500) for Design and Construction Document services for the Mitchell Park Master Plan and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Luetzow to accept the Resolution as read. **(Continued from June 6, 2024)**. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	Absent
Council Member Schaefer	“Yes”
Council Member Zimmer	Absent
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent

Resolution 95-2024, accepting the single source proposal of The Missouri Association of Municipal Utilities in the amount of \$15,235 for high voltage training for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Jaksetic to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	Absent
Council Member Schaefer	“Yes”
Council Member Zimmer	Absent
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent

Resolution 96-2024, accepting the bid of Emerald Transformer in the amount of \$24,862 for the purchase of 25kV and 50kV Single Phase Pole Mount Dual Voltage Transformers for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Jaksetic and seconded by Council Member Schaefer to accept the Resolution as read. A discussion took place.



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Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	Absent
Council Member Schaefer	“Yes”
Council Member Zimmer	Absent
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent

Resolution 97-2024, accepting the bid of Sunbelt Solomon Solutions in the amount of \$41,320 for the purchase of 15kV and 37.5kV Single Phase Pole Mount Dual Voltage Transformers for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Schaefer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	Absent
Council Member Schaefer	“Yes”
Council Member Zimmer	Absent
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent

Resolution 98-2024, accepting the bid of Sentinel Emergency Solutions, LLC in the amount of \$25,942 for the purchase of fifty-six Fire Supply Hoses for the Fire Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Jaksetic and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	Absent
Council Member Schaefer	“Yes”
Council Member Zimmer	Absent
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	Absent



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CONSENT AGENDA ITEMS FOR DISCUSSION
NONE

CITY COUNCIL REPORTS

Council Member Luetzow, Council Liaison to the Arts Commission, reported the following: 1) the Making Music Concert Series started back this past Saturday, 2) the new lights for the amphitheater are expected soon, 3) the Mence Sculpture was delivered and will be installed outside of the Kirkwood Performing Arts Center, and 4) has a flyer for fundraising for the Arts Commission Foundation.

Council Member Schaefer reported that the Meacham Park Neighborhood Association will hold an event on Saturday, August 3rd to gather donations for school supplies. Their goal is to fill 300 backpacks with school supplies.

CHIEF ADMINISTRATIVE OFFICER REPORTS

Mr. Hawes reported that the City received an Application for Temporary Outdoor Promotional Variance from Teleo Ventures L3C, 132 W. Monroe Avenue, to hold a 3rd Birthday Party on the parking lots of 142 West Monroe and 314 South Clay, from 8:00 a.m. to 2:00 p.m. on Sunday, August 11, 2024. Set up will start at 6:00 a.m. and tear down at 4:00 p.m. Motion was made by Council Member Jaksetic and seconded by Council Member Schaefer to approve application.

CITY ATTORNEY REPORTS
NONE

CITY CLERK REPORTS

Ms. Asche reported on scheduled upcoming public hearing:

July 3, 2024

A request for a Special Use Permit for Outdoor Dining for Café Napoli at 436 North Kirkwood Road

July 18, 2024

A request for a Major Site Plan Partial Amendment at the Greenbriar Hill Country Club at 12665 Big Bend Boulevard to expand the approved sound mitigating fence

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 8:06 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Wednesday, July 3, 2024.

Laurie Asche
City Clerk

Approved: