



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, June 1, 2023, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, June 1, 2023, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were: Mayor Griffin, Council Members Duwe, Gibbons, Luetzow, Sears, Ward, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Deputy City Clerk Bridget Waters, Assistant City Attorney Sarah White, Planning and Development Director Jonathan Raiche, Planner II Amy Lowry, Public Services Director Bill Bensing, and Director of Electric Mark Petty.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATION

NONE

PUBLIC HEARINGS

Public Hearing #1

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for a Zoning Code Text Amendment related to mixed-use development requirements. Mrs. White entered the following exhibits into records: an Affidavit of Publication in the St. Louis Countian on May 12, 2023, as Exhibit 1; an Affidavit of Publication in the Webster-Kirkwood Times on May 12, 2023 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 3, 2023 as Exhibit 5; the report of the Planning and Zoning Commission dated May 4, 2023 as Exhibit 6; and the Kirkwood Code of Ordinances, as Exhibit 7. Assistant City Attorney Sarah White stated for the record the same exhibits will be offered for the second public hearing, as well as all testimony presented considering the rezoning will become part of the record associated with the consideration of the Zoning Code Text Amendment and Development Plan.

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

- The applicant is requesting a Mixed-use in B-2 Development Plan
- Zoned B-2, approximately 1.5 Acres in 6 lots
- Missouri extension building and parking lots to be removed. Topography is challenging as it slopes upward from east to west with the parking lots to the west a few feet higher in elevation than the extension building.
- Removal of existing building and replacement with one 5-story building with underground parking garage and 2 towers of condos. Sq. Ft. not including parking garage is 119,073
- Proposal Summary: 12 condos per floors 2-4, and 6 on floor 5 for a total of 42; with a maximum density of 43 units/acre, 64 units would be allowed. There is a raised



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garden area above parking garage along Monroe and additional outdoor gathering areas

- Proposed 5480 sq. ft. of restaurant and commercial space in NE corner of building with 29 adjacent parking spaces accessed from South Taylor and front plaza area to complement the plaza area in front of KPAC. 29 spaces meets the code (using our shared parking table and 15% reduction).
- Code requires 7 bike racks for the residences, 2 for the proposed restaurant, and 1 for the proposed retail commercial use. Applicant identified an area for bicycle parking off South Taylor.
- New landscaping and lighting
- Increasing impervious surface on lot from 75% to 81%. Will apply to MSD for approval of storm water plans for water quality purposes. Applicant is proposing amended soils and BMP reserve area in SE of property (with a hydrodynamic separator).
- Plaza area proposed at 27' by 135' to match the plaza on the KPAC site.

Petitioner Tyler Stevens architect with Corten Architecture were in attendance to a presentation and discuss the request for Mixed-use B-2 development with the Council.

Community benefit to justify the requested modifications:

- Public access easement for a portion of the plaza;
- Additional landscaping along East Monroe Avenue;
- Planting of new trees offsite to recreate the Arbor Day tree grove that is currently located in the southeast area of the site;
- Creation of a vibrant and walkable extension of downtown;
- Utility service reduced to one building in lieu of multiple buildings;
- Traffic reduced to two site access points on South Taylor Avenue with none on East Monroe Avenue and proposed additional on-street parking on the south side of East Monroe Avenue;
- New accessible sidewalks; and
- An increase in pervious surface from the existing site, including the large greenspace over the parking garage.

Some of the discussion that took place is as follows:

- Concerned about street parking and metered parking
- Concerns about the building height
- Concerns about planting new saplings in replace of Oak trees planted in 2017
- Concerns about having a gym on the facility when the YMCA is three blocks away
- Concerns about residential bike storage
- Concerned about not having retail on Taylor

Comments from Citizens:

1. Jennifer Williams, 549 N. Taylor; excited about the new development on Monroe
2. John Banjak, 6358 Waterman Ave.; spoke about the flexibility of the code and Text Amendment



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The Bill will be on the June 15, 2023 Council meeting agenda under New Business.

Public Hearing #2

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for a Zoning Code Text Amendment related to mixed-use development requirements and a request for a Development Plan for a proposed mixed-use condo development at 132 East Monroe Avenue. Ms. White stated that exhibits 1 through 7 and all testimony and discussion that took place during the first public hearing be made a part of the record for this public hearing.

The Resolution will be on the July 6, 2023 Council meeting agenda under New Business.

PUBLIC COMMENTS

- 1. Ed Golterman, 542 Waddell; made comments about shows and events at KPAC. He also made comments about senior citizen transportation to the KPAC

CONSENT AGENDA

Motion was made by Council Member Ward and seconded by Council Member Zimmer to approve the Consent Agenda. The Consent Agenda was unanimously approved.

- a) Approval of the May 18, 2023 Council Meeting Minutes

UNFINISHED BUSINESS

Bill 10984, approving the Final Site Plan for a Community Unit Plan and the Final Subdivision Plat of a six-lot subdivision on the property known 600 North Ballas Road, in the City of Kirkwood, St. Louis County, Missouri (Continued from May 18, 2023) was brought before the City Council. A discussion took Place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”

The amended bill, having received majority approval of the Council, was adopted and became Ordinance 10812.



NEW BUSINESS

Resolution 66-2023A, approving the Final Site Plan for a Mixed-Use Development in the B-2 Zoning District located on the property known as 300 North Kirkwood Road subject to certain conditions was brought before the City Council. Motion was made by Council Member Ward and seconded by Council Duwe. Discussion took place.

Motion was made by Council Member Ward and seconded by Council Member Zimmer to suspend Robert’s Rule of Order to allow the petitioner to address the City Council. The motion was unanimously approved. A discussion took place

Motion was made by Council Member Zimmer and seconded by Council Member Gibbons to amend the Bill by amending Section 1 to add a new Subsection (20) to read as follows, “The applicant shall attempt to preserve the existing retaining wall and fence along the eastern property line. If preservation is possible, the low-lying vegetation and vinyl coated requirements in Condition #3 may be omitted.” A discussion took place. The motion to amend was unanimously approved.

Roll Call:

Mayor Griffin	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”

Resolution 67-2023, accepting the bid of Elliott Equipment in the amount of \$311,200 (pursuant to Sourcewell Cooperative Contract) for the purchase of a Side Loader Sanitation Truck for the Sanitation 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 Ward and seconded by Council Member Duwe to accept the Resolution as read. Discussion took place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”



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Resolution 68-2023, accepting the single source proposal of Daupler, Inc. in the amount of \$71,820 annually for Incident Response Management Services for the Electric Department for an initial term of 12 months with the option to renew for up to three additional 12 month terms, pending budgetary approval, and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Ward and seconded by Council Member Duwe to accept the Resolution as read. Discussion took place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”

Resolution 69-2023, accepting the bid of Reliable Tree Care at the rates provided in the memo, amount not to exceed budgeted funds annually, for Tree Pruning and Maintenance for the Forestry Division, for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval, and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Ward to accept the Resolution as read. Discussion took place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”

Resolution 70-2023, accepting the bid of Monster Tree Service at the rates provided in the memo, amount not to exceed budgeted funds annually, for Tree Pruning and Maintenance for the Forestry Division, for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval, and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the Resolution as read.



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Roll Call:

Mayor Griffin	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”

Resolution 71-2023, authorizing the City of Kirkwood to provide insurance coverage for Liability and Workers’ compensation at an annual cost of \$756,230, effective June 1, 2023 through May 31, 2024 was brought before the City Council. Motion was made by Council Member Ward and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

Mayor Griffin	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”

CONSENT AGENDA ITEMS FOR DISCUSSION
NONE

CITY COUNCIL REPORTS

Council Member Gibbons informed the Council that the Meacham Park Homecoming is this Saturday, June 3rd. The parade starts at 11 a.m. and Mayor Griffin will speak at the event.

Council Member Zimmer informed the Council that the City of Kirkwood celebrated 170 years on May 26, 2023.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes reported that the City of Kirkwood received an Application Temporary Outdoor Promotional Variance Application from Hot Box Cookies, 320 S. Kirkwood Road, to hold a Summer Bash on Saturday, June 3, 2023 from 11:00 a.m. to 3:00 p.m. was brought before the City Council. Discussion took place. Motion was made by Council Member Luetzow and seconded by Council Member Zimmer. Motion passed unanimously.



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Mr. Hawes reported that the City of Kirkwood received an Application for Liquor License for a Picnic License from Kirkwood Masonic Lodge, 211 N. Harrison, for the Route 66 Festival on June 10, 2023 was brought before the City Council. Motion was made by Council Member Duwe and seconded by Council Member Zimmer. Motion passed unanimously.

CITY ATTORNEY REPORT

NONE

CITY CLERK REPORT

NONE

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 9:30 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on June 15, 2023.

Laurie Asche
City Clerk

Approved: