



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, August 15, 2024, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, August 15, 2024, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Deputy Mayor Zimmer, Council Members Jaksetic, Luetzow, McLean, and Rheinneck. Also in attendance were Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Planning & Development Services Director Jonathan Raiche, Public Services Director Chris Krueger, Communications Manager Jessica Winter, and City Attorney John Hessel. Mayor Gibbons and Council Member Schaefer was absent and excused.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

Deputy Mayor Zimmer recessed the meeting for the purpose of conducting a public hearing a request for a request Special Use Permit for an Accessory Dwelling Unit at 1325 Lark Avenue in a detached structure. Mr. Hessel entered the following exhibits into the record: An Affidavit of Publication in the Countian on July 26, 2024, as Exhibit 1; An Affidavit of Publication in the Kirkwood-Webster Times on July 26, 2024 as Exhibit 2; a list of properties that were notified of the hearing as Exhibit 3; an aerial view map showing the subject property, as Exhibit 4; Memorandum from the Planning and Zoning Commission with exhibits dated July 17, 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 an Accessory Dwelling Unit at 1325 Lark Avenue in a detached structure dated July 18, 2024, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

Planning & Development Services Director Jonathan Raiche presented the matter to the Council:

- The ADU accessory use was added to the Zoning and Subdivision Code with its adoption in February 2021.
- This property is approx. 163' x 669' for a total of 2.5 acres and is zoned R-3.
- The proposal is to remove the existing shed and replace it with a detached 2-car garage with an ADU above it.
- Current proposed floor plan. Complies with maximum 750sf floor area for ADU located on 2nd story.
- Design will be reviewed by ARB. Complies with maximum 2 story height and confirmation of height less than existing house to be provided prior to permits.
- 11 use-specific standards included in Section 25-45(b). Proposal complies with all standards. These are the minimum conditions that must be met. The Council



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may choose to impose additional site-specific conditions if it is warranted to meet the review criteria for a SUP.

- Design will be reviewed by ARB. Complies with maximum 2 story height and confirmation of height less than existing house to be provided prior to permits.

Petitioner’s representative Architect Matt Mayer provided a presentation to Council. Some discussion took place as follows:

- The property will never be rented out.
- Question was raised about the height of the structure according to the ADU guidelines.
- Question was raised about the Public Hearing notice and mailing range of the subject property
- Question was raised about if the owner has to reside in the principal residence or ADU, and how the City would resolve this if owner is in violation.

Comments from Citizens:

1. Gwyn Wahlmann, 1002 W Adams; expressed concerns regarding ADU development in R-3 zoning and water runoff concerns.
2. Kay Shaman, 1317 Lark Ave; expressed concerns regarding water runoff.
3. John Shaman, 1317 Lark Ave; expressed concerns regarding increased waste water into the septic system.

The bill will be placed on the September 5, 2024 agenda for first reading consideration.

PUBLIC COMMENTS

1. Michael Carmody; 352 Wind Grove Rd, made comments about Safer Streets for Kirkwood.

CONSENT AGENDA

Motion was made by Council Member McLean and seconded by Council Member Luetzow to approve the Consent Agenda. The minutes were unanimously approved.

- a) Approval of the August 1, 2024 Council Meeting Minutes
- b) Resolution 113-2024, appointing Nikki Difani to the Aquatic Advisory Council for a term to June 2027

UNFINISHED BUSINESS

Bill 11042, readopting a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials as set forth in Chapter 2, Article I, Section 2-5 of the Kirkwood Code of Ordinances was brought before the City Council.

Roll Call:

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|---------------------|--------|
| Mayor Gibbons | Absent |
| Deputy Mayor Zimmer | “Yes” |



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|----------------------------|--------|
| Council Member Luetzow | “Yes” |
| Council Member McLean | “Yes” |
| Council Member Rheinnecker | “Yes” |
| Council Member Schaefer | Absent |
| Council Member Jaksetic | “Yes” |

The bill, having received majority approval of the Council, was adopted and became Ordinance 10868.

Bill 11043, amending the Kirkwood Code of Ordinances, Chapter 14, Article VIII. Section 14-393 “Schedule C: No Parking Zones” by removing the no parking restriction in front of 1007 North Woodlawn Avenue on the west side of North Woodlawn Avenue was brought before the City Council. A discussion took place.

Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10869.

NEW BUSINESS

Resolution 114-2024, rescinding Resolution 107-2024, then accepting the bid of Power Equipment Sales, Co. in the amount of \$97,890 for the purchase of steel for the Sugar Creek Substation 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 Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

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



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Resolution 115-2024, accepting the proposal of SEH-Design/Build for Water Tank Asset Maintenance and Management Services in the amount not to exceed of \$428,340 annually for a term of ten years 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 McLean to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 116-2024, accepting the single source proposal of 120Water for the continuation of the Lead Service Line Inventory Services for the Water Department in the not to exceed amount of \$17,143.60 for the initial term of 12 months with the option to renew for up to two additional 12 months 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 McLean to accept the Resolution as read. A discussion took place.

Roll Call:

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

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Council Member McLean reported that the Kirkwood Human Rights Commission will have panel discussion on the Ferguson Ten Years Later on September 18, 2024 at 7 pm at the Kirkwood Performing Arts Center.

Council Member Jaksetic reported a newly formed group will address the potential use of the Kirkwood Fields on Marshall Road at the American Legion Post on Thursday, August 22, 2024 at 7 pm.



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Deputy Mayor Zimmer reported that 8 years ago today, he was sworn in as a new Council Member. Deputy Mayor Zimmer also thanked City employees on their dedication to the City.

CHIEF ADMINISTRATIVE OFFICER REPORTS

NONE

CITY ATTORNEY REPORTS

NONE

CITY CLERK REPORTS

Ms. Asche reported on scheduled upcoming public hearings:

September 5, 2024

1. Establishing the Property Tax Rates for the City of Kirkwood
2. Establishing the Property Tax Rates for the Kirkwood Municipal Library

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 8:19 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, September 5, 2024.

Laurie Asche
City Clerk

Approved: