



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 13, 2015
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

PRESENTATION - TREE INVENTORY UPDATE

Summary: Josh Behounek with Davey Resource Group will provide a summary of the recent tree inventory update including recommendations for tree maintenance and an Emerald Ash Bore maintenance program.

1. CONSENT AGENDA

A. Council Minutes Dated March 23, 2015

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated April 9, 2015 in the amount of \$381,656.80 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

2. Amended Bill No. 5532 - an Ordinance Authorizing a Master Sign Plan for DeSmet Jesuit High School Located at 233 N. New Ballas Road and Zoned "B" Single Family Residential. Applicant Has Requested Withdrawal.

Summary: Andy Seabacher, of M+H Architects, Inc., on behalf of DeSmet Jesuit High School, has submitted an application for a Master Sign Plan for the campus at 233 N. New Ballas Road, pursuant to Section 405.950.J of the City of Creve Coeur's Code of



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Ordinances, to include new signage throughout the campus. DeSmet has requested that the discussion be continued to April 13, 2015 to allow time for evaluation of alternative proposals that address the prior amendments to the bill. Letter dated April 9, 2015 the applicant has requested withdrawal of this application.

3. Bill No. 5542 - an Ordinance Amending the Residential Code for One- and Two-Family Dwellings of the City of Creve Coeur. Final Reading and Passage

Summary: The building division is recommending that the city's Residential Building Code be amended to allow 'wireless interconnection' between smoke detectors, to delete the requirement for 'gasketed' fireplace doors, and to update expiration date of sprinkler provisions.

4. Bill No. 5543 - an Ordinance Amending the Plumbing Code of the City of Creve Coeur, Missouri. Final Reading and Passage

Summary: The building division is recommending that the city's plumbing code be amended to delete

Section 312.1 (1)(A) which requires two waste stack/drainage systems for dwelling units in new multi-family buildings.

5. Resolution No. 1158 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with N. B. West Contracting Company for a Thin Asphalt Overlay in the Belle Coeur Neighborhood as Part of the Street Repair Program for the 2015 Fiscal Year for \$98,920.00.

Summary: The reconstruction of Chasselle Lane resolved the most significant pavement issue in the Belle Coeur subdivision. The other five streets in the subdivision were in much better condition than Chasselle, but these streets now require preventive maintenance to preserve their condition. Following review of a competitive bid process, staff recommends that the City hire N. B. West Contracting to perform the recommended thin overlay in this subdivision. Deferred from the March 23, 2015 Council meeting.

NEW BUSINESS

6. Bill No. 5544 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for Used-Only Automotive Dealer at 10640 Gateway Boulevard. First Reading

Summary: Danny Baker, of Exotic Motors Midwest, L.L.C., has submitted an application for a conditional use permit for a 10,408 square-foot used-only automobile dealership. All activities related to the dealership will be located inside; no outside sales or display will occur. Used car dealers (NAICS 441120) are permitted as a conditional use in the LI District. The Planning and Zoning Commission has recommended approval with conditions.



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7. Bill No. 5545 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for an Outpatient Psychiatric Center Located at 10199 Woodfield Lane in the "GC" General Commercial District. First Reading

Summary: Franco Sicuro, M.D., of Advanced Geriatric Management, has submitted an application for a conditional use permit to allow an intensive outpatient therapy facility providing individual and group-based psychotherapy. The facility will occupy up to 1,500 square feet of the existing psychiatric offices. No exterior changes are proposed. Planning and Zoning Commission has recommended approval with conditions.

8. Bill No. 5546 - an Ordinance Repealing Ordinance Nos. 1454, 1487 and 2083 and Authorizing the Issuance of a New Conditional Use Permit for a 5,162 Square-Foot Eating and Drinking Establishment with Drive-Thru Facilities Located at 447 North New Ballas Road Within the Balmoral Plaza Shopping Center. First Reading

Summary: David Hutkin, on behalf of Panera Bread/St. Louis Bread Company, has submitted a request to amend the conditional use permit and site development plan for The St. Louis Bread Company to allow the exterior renovation of the current restaurant in the Balmoral Plaza Shopping Center to accommodate drive-through service. All features of the drive-through service will be located in the rear of the building. Food services and drinking places (NAICS 722) with drive-thru facilities shall be located on sites of not less than two acres, subject to certain conditions are permitted as conditional uses. The Planning and Zoning Commission has recommended approval with conditions.

9. Resolution No. 1161 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract Increase with M&H Concrete Contractors, Inc., for the 2015 Roadway Reconstruction Project for the Amount of \$97,459.20.

Summary: The condition of the concrete base for Chalet Court and Spoele Woods Court was worse than anticipated, and City staff recommends the complete reconstruction of these streets with concrete. This work carries an additional cost that will require the City Council to consider both a change order and a budget adjustment for the reconstruction account.

APPOINTMENTS

10. Director of Recreation

BUSINESS FROM MAYOR AND CITY COUNCIL

11. Council Liaison Reports

12. Street Program

Summary: Discussion requested by Council Member Kent.



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BUSINESS FROM CITY ADMINISTRATOR

13. Trash Schedule

Summary: Under the city's new residential trash contract beginning July 1, 2015, trash and recycling pick up in wards 3 and 4 are scheduled for Wednesday and Thursday, respectively. Republic Waste has requested that the current trash schedule of collecting ward 3 on Thursday, and ward 4 on Friday, be retained going forward.

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 04/10/2015
Deborah Ryan, MPCC
City Clerk