

**CITY OF ELLISVILLE  
COUNCIL MEETING**

**MARCH 5, 2025**

Mayor Roerman opened this Regular Council Meeting at 7:21 p.m. In attendance were Council Members Compton, Niebling, Sanborn, Cahill, Boggs, and Hildebrand.

Also present were: City Attorney Malone, City Manager Schwer, City Planner Hood, Chief Steve Lewis, Parks and Recreation Director Grobelny and City Clerk Dohack.

All those in attendance recited the Pledge of Allegiance led by Council Member Compton.

**APPROVAL OF AGENDA**

Mayor Roerman moved to approve the evening's agenda, seconded by Council Member Hildebrand. The votes on the approval were all "AYES".

**APPROVAL OF MINUTES**

Mayor Roerman moved to approve the minutes from February 5, 2025 Council Meeting, seconded by Council Member Compton. The votes for approval of the minutes were: Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", Roerman "ABSTAIN", Compton "AYE", and Niebling "AYE".

**PUBLIC COMMENTS I**

Steve Tate, 256 Hutchinson, expressed his concern with the consideration to sell liquor at the Summer Concert Events in Bluebird Park.

Meggan Hargrave, 502 Old State Road – resident and business owner, conveyed her concern with the proposed subdivision at 510 Old State Road. Mrs. Hargrave stated that this development is not in line with the City's strategic plan and noted the adverse effect it may have on their small business. Mrs. Hargrave also stated her concern with the removal of the trees and how it might affect their property.

Dan Christie, 502 Old State Road – business owner, stated his opposition to the development at 510 Old State Road. Mr. Christie stated he is a certified arborist and is concerned with the removal of the trees on the development site and how this can affect surrounding properties. Mr. Christie also commented that he has not reviewed the tree inventory for the property.

**PETITIONS**

**Clancy's Irish Pub, liquor sales at Bluebird Park Summer Concert Series**

Nick and Olivia Clancy's Irish Pub will seek approval to sell liquor by the drink as part of the Summer Concert series in Bluebird Park on the following days: June 5, June 12, June 26, July 10, July 24, July 31, August 7 and August . Also, any days there may be for a make-up due to weather.

Olivia Clancy was present to answer questions from the Council and noted they were one of the providers last year. Mrs. Clancy noted that this is a great opportunity to be out in the community.

Although not associated with this request, Council Member Compton thanked Clancy's for hosting a fundraiser recently to assist West County Lanes to help get their building repairs.

Mayor Roerman moved to approve the petition as presented, seconded by Council Niebling. The votes on the motion were: Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", Roerman "AYE", Compton "AYE", and Niebling "AYE".

**Ellisville Elks, BBQ fundraiser at 53 Clarkson Road**

Joan Carraway with the Ellisville Elks will seek approval to host a Barbeque fundraiser at 53 Clarkson Road (Westway Cleaners) on Friday, June 13, 2025 with setup beginning at 10:00 am and service from 3:00-7:00 pm, and Saturday, June 14, 2025 from 11:00 am – 6:00 pm.

Joan Carraway and Mike Polson with the Ellisville Elks were present to answer questions. Mr. Polson requested that the times be changed to note that setup will take place at 7:00 am and service from 10:00 am – 7:00 pm on both days. Mayor Roerman questioned if permission was granted by owner and Ms. Carraway noted that property owner, who was in attendance, has granted permission. Discussion also took place pertaining to safety and it that noted that the placement of the BBQ and tents will be towards Clarkson Road and will be out of the drive lane.

Mayor Roerman moved to approve petition with the amended hours as requested by the petitioner. The motion was seconded by Council Member Sanborn. The votes on the motion were: Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", Roerman "AYE", Compton "AYE", and Niebling "AYE".

510 and 510A Old State Road (Napoli Estates), subdivision plat

Petition of 510 State, LLC for approval of a Subdivision Plat allowing 19 lots at the parcels located at 510 and 510A Old State Road, within the R- Planned Residential Zoning District.

Sean Flower, with Flower and Fendler Homes, was present. Discussion and consideration will take place during legislation.

112 Weis Avenue (S. Easterday), detached garage in excess of 600 sq. ft.

Petition of Steven Easterday, property owner, for consideration and approval of a detached garage with a workshop in excess of 600 square feet at 112 Weis Avenue within the R-1 Single Family Residential District.

Mayor Roerman moved to approve, seconded by Council Member Hildebrand. Discussion ensued pertaining to the petition.

Steven Easterday was present and explained that he works from home, so the new garage has been designed with a home office. Discussion ensued from the Council pertaining to the inclusion of a bathroom facility in the garage design. Mr. Easterday will only be a sink and toilet, not a full bath for use with the home office, not a living space. Mayor Roerman asked if the petitioner was amenable to the staff recommendations and Mr. Easterday stated that they were acceptable. Additional discussion took place pertaining to the other accessory structure on the property and the petitioner stated he will not be removing this shed as it is used for storage. Council Member Cahill asked if the neighbors are good with the detached garage and Mr. Easterday noted that those that were approached did not have an issue with the proposal. Council Member Niebling asked about the size of the garage in comparison to the home.

City Planner Hood noted that a bathroom in a detached garage is not allowed by Code and there is no Council waiver provision for this type of request. City Planner Hood stated the petitioner would need to seek the waiver from the Board of Adjustment. Mayor Roerman asked if the Board of Adjustment approved, would the Council need to consider this request again. Staff noted that once the Board of Adjustment considers and approves the project could move forward.

Mayor Roerman withdrew his first motion. Mayor Roerman moved to approve the garage for the size, with the condition if a bathroom is requested that portion will need to go to the Board of Adjustment for consideration. The motion was seconded by Council Member Hildebrand. The votes on the motion were: Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", Roerman "AYE", Compton "AYE", and Niebling "NAY".

Council discussion continued on maybe adding bath options for accessory structures as garages or pool houses.

### **LEGISLATION**

Ord. #3597, 510 and 510A Old State Road (Napoli Estates), subdivision plat

Council Member Sanborn introduced Bill #3830, AN ORDINANCE APPROVING AN AMENDED SUBDIVISION PLAT THE PARCELS KNO830WN AND NUMBERED AS 510 AND 510A OLD STATE ROAD, WITHIN THE CITY OF ELLISVILLE, MISSOURI. Council Member Sanborn moved for consideration and perfection of Bill #3830, seconded by Council Member Compton.

Sean Flowers was present and commented that the plat was changed to address the rezoning approval that reduced the number of lots. City Attorney Malone noted that Bill #3597 will need to be amended to address the condition from the rezoning approval that requires lots 12-16 to be limited to one-story home sites. Discussion then took place pertaining to the removal of trees on the lot and staff noted that the tree survey will need to be submitted during the permitting process and if it does not meet the City's requirements it will have to come back to the Council for additional consideration.

Mayor Roerman moved to amend Bill #3830, Section 1, to include the following condition:

*That the Applicant agrees that the construction of homes on the lots 12-18 abutting MFS driveway shall be restricted to single-story homes.*

The motion was seconded by Council Member Compton. The votes on the amendment were: Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", Roerman "AYE", Compton "AYE", and Niebling "AYE".

The votes on the first reading of Bill #3830, as amended, were: Sanborn "AYE", Cahill "NAY", Boggs "AYE", Hildebrand "AYE", Roerman "AYE", Compton "AYE", and Niebling "AYE". Council Member Sanborn introduced Bill #3830, as amended, for final passage, AN ORDINANCE APPROVING AN AMENDED SUBDIVISION PLAT THE PARCELS KNO830WN AND NUMBERED AS 510 AND 510A OLD STATE ROAD, WITHIN THE CITY OF ELLISVILLE, MISSOURI. Council Member Sanborn moved for final passage of Bill #3830, as amended, seconded by Mayor Roerman. The votes on the second reading were: Sanborn "AYE", Cahill "NAY", Boggs "AYE", Hildebrand "AYE", Roerman "AYE", Compton "AYE", and Niebling "AYE". Bill #3830 becomes ORDINANCE #3597.

**PUBLIC COMMENTS**

There were no public comments.

**MAYOR/COUNCIL BUSINESS/REPORTS**

Mayor Roerman read and presented a proclamation to former Alderman and Mayor Vernon Jaycox on his longtime service to the City of Ellisville. Mr. Jaycox and his family attended the meeting and gave some stories from his time with the City. All Council Members thanked Mr. Jaycox for his service and all the work that he put into the development of the City of Ellisville.

**Appointments to the Fountain Plaza Community Improvement District**

Mayor Roerman moved to approve Dawn Kniffin and Jill Duchinsky to 4-year terms expiring June 16, 2028 and Mark Schoen to a 4-year term expiring June 16, 2028. The motion was seconded by Council Member Cahill. The votes were: Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", Roerman "AYE", Compton "AYE", and Niebling "AYE".

**ACTIVE COMMITTEE STATUS/UDPATES**

Council Member Compton noted that the historical photos that he has scanned are now available for review on two electronic photo frames in the foyer of the Government Center.

Mayor Roerman stated that the Government Center Open House will be held at 5:30 pm prior to the March 19, 2025 Regular Council Meeting.

**CLOSED SESSION**

There was no Closed Session, at this time.

Mayor Roerman adjourned the meeting at 8:30 p.m.

Respectfully submitted,



LEIGH A. DOHACK, CMC/MRCC  
City Clerk