

**CITY OF ELLISVILLE
COUNCIL MEETING**

MAY 1, 2019

Mayor Roemerman opened this Regular Meeting at 7:01 p.m. In attendance were Council Members McGrath, Chismarich, Baker, Reel, Duffy, and Pool.

Also present were: City Manager Schwer, City Atty. Restovich, City Planner Hood, Chief Steve Lewis, and City Clerk Dohack.

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

APPROVAL OF AGENDA

Council Member Pool moved to approve the evening's agenda, seconded by Council Member McGrath. The votes were: Baker "AYE", Reel "AYE", Duffy "AYE", Pool "AYE", Roemerman "AYE", McGrath "AYE", and Chismarich "AYE".

APPROVAL OF MINUTES

Mayor Roemerman moved to approve the minutes from the April 17, 2019 Regular Council Meeting. The motion was seconded by Council Member Baker. The votes were: Baker "AYE", Reel "ABSTAIN", Duffy "AYE", Pool "AYE", Roemerman "AYE", McGrath "AYE", and Chismarich "AYE".

PUBLIC COMMENTS

Mary Murphy, 34 Mar-El Court, spoke in favor of the proposed Arbor Green subdivision development.

INSTALLATION OF NEWLY ELECTED OFFICIALS

Mayor Roemerman announced that the newly elected officials were to be sworn in.

The following successful Council Member candidates from April 2, 2019 election were sworn in: Vince McGrath – District 1, Linda Reel – District 2 (2-year term to fill an unexpired term), Mick Cahill – District 2, and Dan Duffy – District 3. City Clerk Dohack administered the Oath of Office for each of the elected candidates. Council Member Baker left the dais and Council Member Cahill took was seated for the remainder of the meeting. Mayor Roemerman thanked Council Member Baker for his service with the City.

PETITIONS

20 Vesper Drive (Alaina and Gregory Budnick), chain link fence variance

Petition from Alaina and Gregory Budnick for City Council consideration and approval allow a new chain link fence to enclose their rear yard at 20 Vesper within the R-1 Single Family Residential Zoning District.

Mrs. Budnick was present to answer questions. Discussion took place pertaining to the various types of fencing on the surrounding properties.

Council Member Chismarich moved to approve the request as presented. Council Member Cahill seconded the motion. The votes were: Reel “AYE”, Cahill “AYE”, Pool “AYE”, Duffy “AYE”, Roerman “AYE”, Chismarich “AYE”, and McGrath “AYE”.

15850 Manchester Road, Fallon’s Irish Bar and Grill, special event

Request of Chris Whitworth of Fallon’s Irish Bar and Grill, 15850 Manchester Road, to seek approval to hold a Special Charity Cornhole Tournament to benefit the Alzheimer’s Association, on Sunday, June 9, 2019 in association with their Grand Opening Party.

Chris Whitworth was present to answer questions. Council Member Cahill asked about the placement of the tournament in the parking lots and the safety of the participants. Mr. Whitworth noted that this area would be safely barricaded.

Mayor Roerman moved to approve the request as submitted. The motion was seconded by Council Member Pool. The votes were: Reel “AYE”, Cahill “AYE”, Pool “AYE”, Duffy “AYE”, Roerman “AYE”, Chismarich “AYE”, and McGrath “AYE”.

PUBLIC HEARINGS

Arbor Green Subdivision (McBride Berra LLC)

Mayor Roerman opened the public hearing. Before City Attorney Restovich could read the exhibits, Council Member McGrath moved to continue this public hearing to May 15, 2019 Council Meeting. Council Member McGrath noted that since the petitioner provided new drawings with 36 homes instead of the originally proposed 41 homes, the Council would need additional time to review the amendment. Council Member Cahill seconded the motion.

Council Member Pool asked if the proposal should be sent back to the Planning and Zoning Commission for additional review. Discussion continued pertaining the additional review by the Planning and Zoning Commission. Council Member Cahill noted it was the Council responsibility to make sure the petitioners follow the correct steps.

The Council also discussed the residents’ opportunity to speak and it was noted that they will have that opportunity to speak at the continued hearing on May 15th.

The votes on the motion to continue the public hearing were: Reel “AYE”, Cahill “AYE”, Pool “AYE”, Duffy “AYE”, Roerman “AYE”, Chismarich “AYE”, and McGrath “AYE”.

LEGISLATION

Bill #3630, Arbor Green Subdivision (McBride Berra LLC)

AN ORDINANCE APPROVING THE PETITIONS OF MCBRIDE BERRA LAND COMPANY, LLC FOR A CHANGE IN ZONING TO THE R-2 PLANNED RESIDENTIAL ZONING DISTRICT FOR THE PROPERTIES KNOWN AND NUMBERED AS 1040, 1048 AND 1058 LEMAR DRIVE, AND 28 (PARTIAL), 34 (PARTIAL, 40 (PARTIAL), 44 (PARTIAL), 50 PARTIAL, 56 (PARTIAL), 60 (PARTIAL), 68 (PARTIAL), AND 100 (PARTIAL) MAR-EL COURT, AND FOR APPROVAL OF ASSOCIATED PLANNED RESIDENTIAL DEVELOPMENT AND SITE PLAN PERTAINING TO A TRACT OF LAND TOTALING APPROXIMATELY 10.8 ACRES LOCATED AT THE PROPERTIES KNOWN AND NUMBERED AS 1040, 1048, AND 1058 LEMAR DRIVE AND 28 (PARTIAL), 34 (PARTIAL, 40 (PARTIAL), 44 (PARTIAL), 50 PARTIAL, 56 (PARTIAL), 60 (PARTIAL), 68 (PARTIAL),

AND 100 (PARTIAL) MAR-EL COURT, LOCATED WITHIN THE R-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI, AND 95 RANCHMOOR TRAIL AND 16 MAR-EL COURT, LOCATED WITHIN THE “R-2” PLANNED RESIDENTIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI TO ALLOW A NEW RESIDENTIAL SUBDIVISION FEATURING 41 SINGLE-FAMILY RESIDENTIAL HOMES. *This bill was continued for consideration until after the continued Public Hearing on May 15, 2019.*

PUBLIC COMMENTS II

Joe Pellerito, 56 Mar El Court, spoke in support of the proposed Arbor Green subdivision and asked that it be approved.

Seth Adams, 212 Mar El Court, discussed the width of the streets for the proposed subdivision and noted that the street surrounding this proposed subdivision have narrower streets. Mr. Adams also stated that the traffic engineer’s report noted that the traffic levels would not be impacted by the subdivision.

Terry Wright, 1058 Lemar Drive, stated that this is the best use for the property and that he supports the project.

Ray DeVries, 141 Ranchmoor Trail, commented that the property does not need to be rezoned and it should stay R-1 Residential Zoning District, consistent with the surrounding neighborhoods.

Nancy Cook, 68 Mar El Court, noted that the proposed plans do not include an exit on Ranchmoor and the original agreement to sell the partial lot had noted the exit on Ranchmoor.

Paul Cook, 68 Mar El Court, expressed his concern with the delays on this proposed subdivision and noted it has left the residents in limbo while they are waiting for something to happen.

Julia Dolan, 1049 Lemar Drive, expressed concern with the proposed subdivision and requested that the property not be rezoned to R-2.

Linda Bickford, 40 Flesher, spoke against the proposed subdivision and noted her concern with the additional traffic problems in the area.

Vern Daffron, 1095 Sagebrush, noted that a petition was delivered last week signed by many of the surrounding area residents opposing the rezoning associated with the proposed subdivision. Mr. Daffron believes someone will build there if not McBride even if it stays as R-1.

Kathy Tribble, 224 Corral Trail, said she was concerned with the addition traffic that will happen with this development.

Joe Craig, 50 Mar El Court, noted his concerns with the proposed subdivision development.

MAYOR/COUNCIL BUSINESS/REPORTS

Mayor Roerman thanked all that came out and took the time to note their concerns about the development. He also stated that McBride Berra came back with a different plan after listening to the resident. Mayor Roerman asked all the come to the continued Public Hearing on May 15, 2019.

ACTIVE COMMITTEE STATUS/UDPATES

Council Member Reel noted the art exhibit from the kids at St. John School in the front hallway from the Bluebird Park Arbor Day event.

Council Member Pool noted that the Municipal League of Metro St. Louis will be holding multiple municipal employee informational meetings the next few weeks pertaining to Better Together.

Mayor Roemerma also noted that an additional Better Together informational meeting will be held at the Parks Administration building on May 30, 2019.

Mayor Roemerma adjourned the meeting at 7:45 p.m.

Respectfully submitted,



LEIGH A. DOHACK
City Clerk