



**JULY 15, 2015**

**REGULAR COUNCIL MEETING AGENDA**

Posted 2:00 p.m., Friday, July 10, 2015

Voting Order 2-3-M-1

**7:00 P.M. CITY OF ELLISVILLE**

- I. Call to Order – Mayor Adam Paul
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of Minutes – June 17, 2015 Regular Meeting
- VI. Public Comments I
- VII. Petitions
  - A. Request from Royal Gate Dodge to extend the use of the property located at 15970 Manchester Road to allow excess auto storage through December 31, 2015.
- VIII. Receipt/filing Planning and Zoning Recommendations/Reports
  - A. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated July 9, 2015 relative to the petition of Angel Jimenez for a Conditional Use Permit to allow the operation of The Detailing Pros, an auto detail use, at 15819 Manchester Road within the C-3 Commercial Zoning District.
  - B. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated July 9, 2015 relative to the petitions of Tom Curley on behalf of L.C. Auto Service for: (1) Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations to allow additional auto service uses as conditional uses in the C-3 Zoning District of the City of Ellisville; and (2) for approval of an amendment to an existing conditional use permit to allow additional auto service uses at the location known and numbered as 15996 Manchester Road, within the C-3 Commercial Zoning District of the City of Ellisville.
  - C. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated July 9, 2015 relative to the City initiated petitions for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations pertaining to the following: (1) allowing additional auto service uses as conditional uses in the C-3 Zoning District of the City of Ellisville; (2) allowing truck rental/moving services establishments as conditional uses in the C-4 Zoning District of the City of Ellisville; (3) building setback requirements in commercial zoning districts; (4) massage service regulations in commercial zoning districts; (5) retail tobacco store, cigar bar, hookah lounge, and vapor lounge restrictions; (6) requirements for modifications to telecommunications equipment/structures; (7) temporary vendor and temporary structure regulations in commercial and industrial zoning districts; and (8) requirements for supermajority approval by the Council following negative Planning & Zoning recommendations.
- IX. Audit Report FY 2014

X. Public Hearings

- A. The Council will discuss and consider the petition of McBride Weis, LLC for Rezoning to R-2 Planned Residential with associated Site Development Plan and Subdivision Plat approval regarding a tract of land totaling approximately 6.21 acres located at 47 & 51 Hutchinson Road and 50 & 54 Weis Avenue (currently zoned R-1 Single Family Residential) to allow a new residential subdivision featuring 18 single-family homes.
- B. The Council will discuss and consider the petition of The Detailing Pros for issuance of a conditional use permit to allow the operation of an auto services business, including auto detailing, at the location known and numbered as 15817 Manchester Road, within the C-3 Commercial Zoning District of the City of Ellisville.
- C. The Council will discuss and consider the petitions of Tom Curley on behalf of L.C. Auto Service for: (1) Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations to allow additional auto service uses as conditional uses in the C-3 Zoning District of the City of Ellisville; and (2) for approval of an amendment to an existing conditional use permit to allow additional auto service uses at the location known and numbered as 15996 Manchester Road, within the C-3 Commercial Zoning District of the City of Ellisville.
- D. The Council will discuss and consider the City initiated petitions for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations pertaining to the following: (1) allowing additional auto service uses as conditional uses in the C-3 Zoning District of the City of Ellisville; (2) allowing truck rental/moving services establishments as conditional uses in the C-4 Zoning District of the City of Ellisville; (3) building setback requirements in commercial zoning districts; (4) massage service regulations in commercial zoning districts; (5) retail tobacco store, cigar bar, hookah lounge, and vapor lounge restrictions; (6) requirements for modifications to telecommunications equipment/structures; (7) temporary vendor and temporary structure regulations in commercial and industrial zoning districts; and (8) requirements for supermajority approval by the Council following negative Planning & Zoning recommendations.

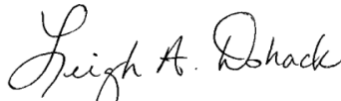
XI. Legislation

- A. Bill #3426 AN ORDINANCE APPROVING A PETITION BY MCBRIDE WEIS, LLC FOR A CHANGE OF ZONING OF A TRACT OF LAND TOTALING APPROXIMATELY 6.21 ACRES LOCATED AT 47 & 51 HUTCHISON ROAD AND 50 & 54 WEIS AVENUE FROM "R-1" SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO "R-2" PLANNED RESIDENTIAL ZONING DISTRICT, AND APPROVING AN ASSOCIATED SUBDIVISION PLAT AND AN ASSOCIATED SITE DEVELOPMENT PLAN, TO ALLOW A NEW SUBDIVISION WITH 18 SINGLE-FAMILY HOMES.

- B. Bill #3428 AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO THE DETAILING PROS ALLOWING THE OPERATION OF AN AUTO DETAILING BUSINESS AT THE LOCATION KNOWN AND NUMBERED AS 15819 MANCHESTER ROAD WITHIN THE C-3 COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE.
- C. Bill #3429 AN ORDINANCE AMENDING AN EXISTING CONDITIONAL USE PERMIT APPROVED BY ORDINANCE #2708 TO ALLOW PAINLESS DENT REMOVAL AND AUTO DETAILING AT THE LOCATION KNOWN AND NUMBERED AS 15996 MANCHESTER ROAD WITHIN THE C-3 COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE.
- D. Bill #3430 AN ORDINANCE AMENDING TITLE IV, LAND USE, CHAPTER 400: ZONING REGULATIONS, OF THE MUNICIPAL CODE OF THE CITY OF ELLISVILLE, BY AMENDING THE FOLLOWING SECTIONS: SECTION 400.050, PUBLIC HEARINGS – WHEN REQUIRED – NOTICE, SECTION 400.090 DEFINITIONS, SECTION 400.290 "C-3" COMMERCIAL ZONING DISTRICT, SECTION 400.300 "C-4" ELLISVILLE BUSINESS PARK ZONING DISTRICT, SECTION 400.331 RESTRICTIONS ON RETAIL TOBACCO STORES, SECTION 400.332 RESTRICTIONS ON CIGAR BARS, HOOKAH LOUNGES, AND VAPOR LOUNGES, SECTION 400.550 OF ARTICLE IX ANTENNAS AND ANTENNA SUPPORT STRUCTURES; AND BY ADDING A NEW SECTION 400.445 TEMPORARY FOOD VENDOR REGULATIONS, AS PROVIDED HEREIN.

- XII. Public Comments II
- XIII. Mayor/Council Business/Reports
- A. Board/Commission Vacancies
- XIV. Active Committee Status/Updates
- XV. Adjournment

Respectfully submitted,

  
LEIGH A. DOHACK  
City Clerk

Representatives of the news media may obtain copies  
of the notice by contacting the City Clerk at  
#1 Weis Avenue, Ellisville, MO 63011  
(636) 227-9660