



**MARCH 5, 2025**

**REGULAR COUNCIL MEETING AGENDA**

Posted: 2:00 p.m., Friday, February 28, 2025

Voting Order 2-3-M-1

*This meeting of the Council will be in-person at the Ellisville Government Center, #1 Weis Avenue, Ellisville, MO 63011. For viewing only, a livestream of the meeting will be available, go to [www.ellisville.mo.us](http://www.ellisville.mo.us) for link.*

**7:00 P.M. CITY OF ELLISVILLE – GOVERNMENT CENTER**

- I. Call to Order – Mayor Mike Roemerman
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of Minutes – February 5, 2025 Regular Council Meeting [Pages 3-4](#)
- VI. Public Comments I
- VII. Petitions
  - A. Nick and Olivia Clancy with 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 19, June 26, July 10, July 24, July 31, August 7 and August 21. Also, any days there may be for a make-up due to weather. [Page 5](#)
  - B. 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. [Page 7](#)
  - C. Petition of 510 Old 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-2 Planned Residential Zoning District. [Pages 9-10 and plans](#)
  - D. 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 Zoning District. [Pages 17-21](#)

VIII. Legislation

- A. Bill #3830 [Pages 23-26](#) AN ORDINANCE APPROVING AN AMENDED SUBDIVISION PLAT FOR THE PARCELS KNOWN AND NUMBERED AS 510 AND 510A OLD STATE ROAD, WITHIN THE CITY OF ELLISVILLE, MISSOURI.

IX. Public Comments II

X. Mayor/Council Business/Reports

- A. Vernon Jaycox Proclamation [Page 27](#)

- B. Appointments to the Fountain Plaza Community Improvement District Board [Pages 29](#)

XI. Active Committee Status/Updates

- XII. Closed Session: Notice is hereby given that the City Council of the City of Ellisville may, subject to a motion duly made and adopted, conduct a closed session, for the purpose of considering one or more of the following matters pursuant to Section 610.021, RSMo: (1) legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys, (2) real estate, and/or (3) hiring/firing or individually identifiable personnel information.

XIII. Adjournment

Respectfully submitted,



LEIGH A. DOHACK, CMC/MRCC  
City Clerk

Individuals who require an accommodation to attend a meeting should contact City Hall, 636-227-9660 (V/TDD) at least 48 hours in advance. Representatives of the news media may obtain copies of the notice by contacting the City Clerk at (636) 227-9660.

**CITY OF ELLISVILLE  
COUNCIL MEETING**

**FEBRUARY 5, 2025**

Council Member Sanborn opened this Regular at 7:00 p.m., as Mayor Pro Tem. In attendance were Council Members Compton, Niebling, Cahill, Boggs, and Hildebrand. Mayor Roemerman was absent.

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 Cahill.

**APPROVAL OF AGENDA**

Mayor Pro Tem Sanborn moved to approve the evening's agenda, seconded by Council Member Compton. The votes on the approval were all "AYES".

**APPROVAL OF MINUTES**

Mayor Pro Tem Sanborn moved to approve the minutes from January 15, 2025 Council Meeting, seconded by Council Member Compton. The votes for approval of the minutes were: Compton "AYE", Niebling "AYE", Sanborn "AYE", Cahill "AYE", Boggs "AYE", and Hildebrand "AYE".

**PUBLIC COMMENTS I**

There were no public comments.

**PETITIONS**

**210 Clarkson Road (Stacked Coffee Café), temporary food vendor**

Petition of Emily Kappesser for approval to operate as a Temporary Food Vendor on Private Property located at 210 Clarkson Road within the R-1 Single Family Residential Zoning District.

Ms. Kappesser was present and explained petition would be to bring the Stacked Coffee Café trailer to the Ellisville Veterinary Hospital parking lot once a month. She noted that the Stacked Coffee Café is located in Villa Ridge and this is just a way to bring her coffee and baked goods and attract new patrons. Council Member discussion ensued on the placement of the trailer on the site without causing traffic issues on the parking lot. Council Members also suggested some other sites in the area that may be a better place for the trailer.

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

**PUBLIC COMMENTS**

There were no public comments.

**MAYOR/COUNCIL BUSINESS/REPORTS**

There were no reports.

**ACTIVE COMMITTEE STATUS/UDPATES**

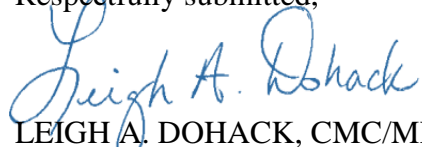
There were no updates.

**CLOSED SESSION**

There was no Closed Session.

Mayor Pro Tem Sanborn adjourned the meeting at 7:16 p.m.

Respectfully submitted,



LEIGH A. DOHACK, CMC/MRCC  
City Clerk

DRAFT



Dear Ellisville City Council:

We at Clancy's Irish Pub in Ellisville are requesting permission to sell alcohol at each of the Thursday Summer Concerts in Bluebird Park. Dates include:

June 5 - Dr. Zhivegas

June 12 - Ghost Kitchen

June 19 - Common Time Rhythm & Blues

June 26 - The Rockwood Boys

July 10 - Well Hungarians

July 24 - 120 Minutes

July 31 - Nick Gusman and the Coyotes

Aug 7 - Wild Horse Creek Band

Aug 21- The Whiskey Drifters

If any additional information is needed, please let us know.

Thank you,  
Nick & Olivia Clancy

Clancy's Irish Pub- Ellisville, MO.

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**From:** [Joan Carraway](#)  
**To:** [Leigh Dohack \(ldohack@ellisville.mo.us\)](mailto:Leigh.Dohack@ellisville.mo.us); "Bill Schwer"  
**Subject:** Fw: Ellisville Elks wish to hold a bar-b-que  
**Date:** Monday, February 24, 2025 11:17:03 AM

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Good Morning, Ellisville Elks with to hold a bar-b-que (All info is below).

I sent the email to Ada Hood but was returned. Please direct me to the correct person.

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**From:** Joan Carraway <j\_carraway@hotmail.com>  
**Sent:** Monday, February 24, 2025 11:11 AM  
**To:** ahood@ellisvile.mo.us <ahood@ellisvile.mo.us>  
**Subject:** Ellisville Elks wish to hold a bar-b-que

Good morning, Ada.

My name is Joan Carraway, I am the ER with the Ellisville Elks. We would like to host a bar-b-que on the lot located at:

Westway Cleaners

53 Clarkson rd., Ellisville, MO 63011.

One of our members, Paul Nicozisin owns the cleaners located at this address and has given us permission to us his premises.

Begin on Friday, June 13<sup>th</sup> end Saturday, June 14<sup>th</sup>.

Set up Friday, 10:00 AM; start serving around 3-4 Pm until 6-7 Pm.

Servicead again Saturday, 11:00 AM - 6:00 PM

Please direct me to the right person so I can get all permits.

Thank you for your help,

Joan Carraway

314-283-7191

Sent from [Mail](#) for Windows

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# Memo

To: Bill Schwer, City Manager  
From: Ada Hood, City Planner  
Meeting  
Date: February 19, 2025  
Re: Petition of 510 Old 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-2 Planned Residential Zoning District.

## BACKGROUND/SUMMARY

Following City Council approval on January 15, 2025, to rezone the properties located at 510 and 510A Old State Road from R-1 (Single Family Residential) to R-2 (Planned Residential), the applicant has amended the plat to reflect 19 lots, a reduction from the initially proposed 22 lots.

## SUBDIVISION

The applicant is proposing to subdivide the subject site to create 19 lots. The City Council is authorized to approve the subdivision plat as proposed under the R-2 Planned Residential Zoning District designation. The proposed plat aligns with the approved R-2 zoning regulations.

The setbacks approved under the R-2 Planned Residential Zoning District are as follows:

Front Yard – 20 feet minimum

Side Yard- 5 feet minimum

Rear Yard – 20 feet minimum

Additionally, new homes built on the lots 12-16, abutting Metropolitan Forestry Service's (MFS) driveway, are restricted to no two-story homes, instead of providing the 10-foot common ground along the northern property line abutting MFS's driveway. However, the applicant will still have to install an appropriate tree buffer between the properties and the MFS property, subject to approval by the City's third-party landscape architect.

## RECOMMENDATION

Staff recommends that the City Council approves the plat as proposed, subject to the following:

1. That the Applicant annotates the plat to restrict construction of homes on lots 12-16, abutting the MFS driveway, to single-story dwellings instead of providing a 10-foot common ground along the northern property line of the same lots; and
2. That the Applicant secures approval from the Metropolitan St. Louis Sewer District, including sewer easements, water quality features, and associated maintenance agreements, pursuant to Section 405.150 of the Code of the City of Ellisville, Missouri; and
3. That the Applicant submits residential subdivision indentures/by-laws to the City for review and approval by the City Attorney, pursuant to Section 405.140 of the Code of the City of Ellisville, Missouri; and
4. That the applicant complies with all conditions of approval for the Enabling Ordinance for the Rezoning, except where condition #1 above supersedes those conditions.

**GENERAL NOTES:**

- THIS SITE IS IN THE FOLLOWING DISTRICTS:  
METROPOLITAN ST. LOUIS SEWER DISTRICT  
METRO-WEST FIRE PROTECTION DISTRICT  
ROCKWOOD R6 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:  
MISSOURI AMERICAN WATER COMPANY  
AMEREN MISSOURI  
AT&T  
SPIRE  
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO CITY OF ELLISVILLE AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF ELLISVILLE AND MSD STANDARDS.
- STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF ELLISVILLE STANDARDS.
- SUBDIVISION IDENTIFICATION SIGN SHALL BE PER CITY OF ELLISVILLE ZONING CODE (CHAPTER 410, ARTICLE IV, SECT. 410.120)
- THE CLOSEST MAJOR STREET INTERSECTION IS MANCHESTER ROAD/HIGHWAY 100 AND OLD STATE ROAD 0.7 MILES TO THE NORTH.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF ELLISVILLE AND A.D.A. STANDARDS. SIDEWALK LIGHTING SHALL BE INSTALLED AS SHOWN PER ELLISVILLE CODE SECTION 400.493
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF ELLISVILLE STANDARDS.
- PROPOSED LIGHT STANDARDS SHALL BE 16' TALL MAXIMUM.
- ALL UNCOVERED DECKS MAY ENCR OACH INTO THE REAR YARD SETBACK, BUT SHALL NOT BE CLOSER THAN 10 FEET TO THE REAR PROPERTY LINE.
- ALL COVERED DECKS WILL COMPLY WITH THE PROPOSED SETBACK REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH CITY OF ELLISVILLE WORK HOURS PER ELLISVILLE CODE 500.040.
- STREET LIGHTING SHALL MEET CURRENT ELLISVILLE CODE SECTION 400.492.
- LANDSCAPING PER ELLISVILLE CODE SECTION 400.480 AND BE APPROVED BY CITY THIRD PARTY LANDSCAPE ARCHITECT.

**CURRENT OWNER:**

CHRISTOPHER ZIMMER  
510 OLD STATE ROAD  
ELLISVILLE, MISSOURI 63038

**OWNER UNDER CONTRACT:**

510 OLD STATE, LLC  
350 S. CENTRAL AVE.  
EUREKA, MISSOURI 63025

**DEVELOPMENT NOTES:**

LOCATOR NUMBER: 24U620503 & 24U620512  
EXISTING ZONING: R-1 SINGLE FAMILY RESIDENTIAL  
PROPOSED ZONING: R-2 PLANNED RESIDENTIAL  
EXISTING USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
GROSS AREA OF SITE: 6.13 ACRES  
PROPOSED COMMON GROUND: 2.23 AC. = 36% OF SITE  
PROPOSED RIGHT-OF-WAY: 0.78 AC.  
TOTAL LOTS PROPOSED: 19  
PROPOSED DENSITY: 3.09 LOTS/AC.  
PARKING CALCULATIONS: SPACED REQUIRED: 38 (2 SPACE/LOT)  
SPACES PROVIDED: 38 (2 SPACES/LOT)

**LOT DATA:**

MINIMUM LOT 6,872 SQ.FT.  
AVERAGE LOT 7,152 SQ.FT.  
MAXIMUM LOT 9,668 SQ.FT.  
AREA LOT COVERAGE:  
HOME AND STREET COVERAGE = 33% OF TOTAL LOT AREA

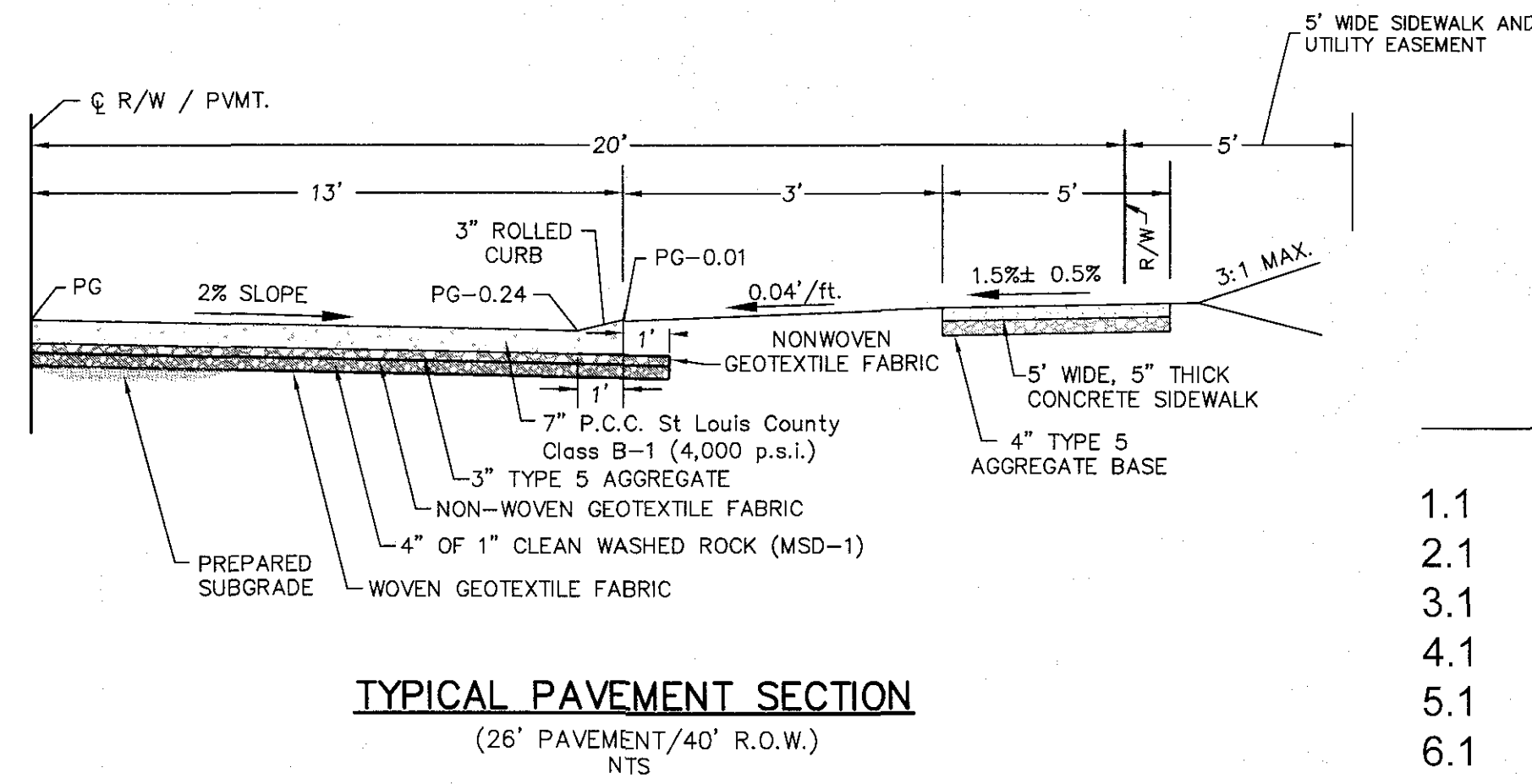
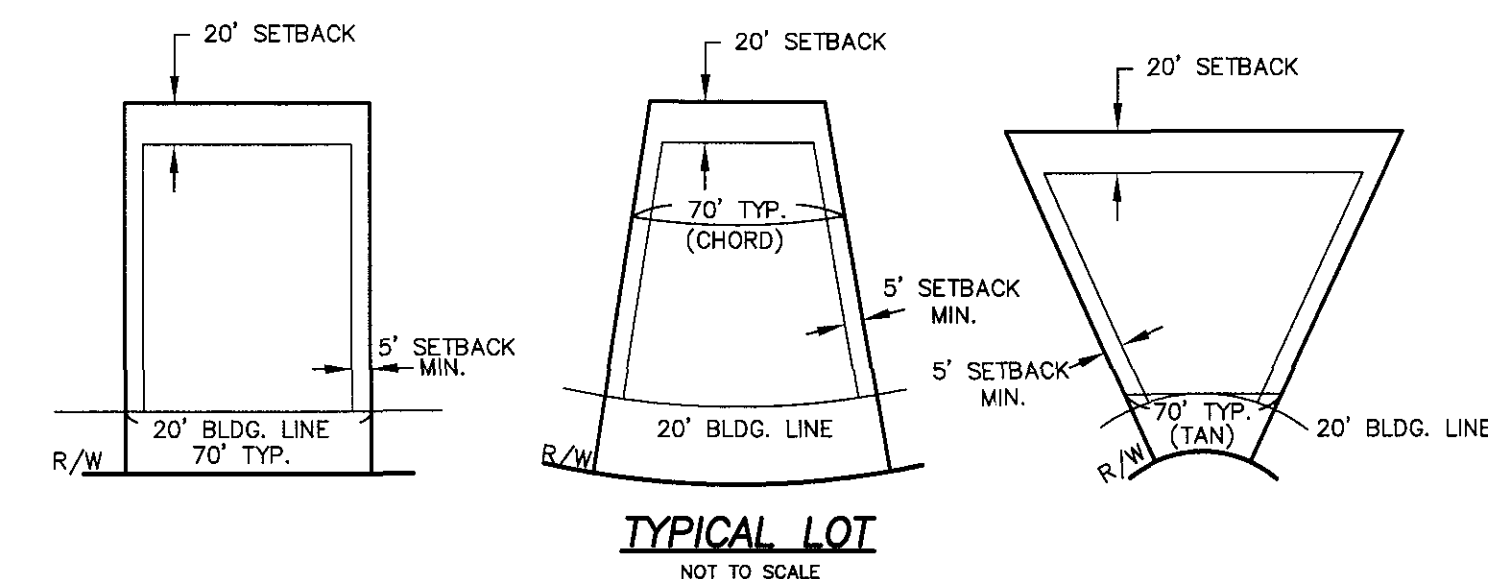
**CLEARING DATA:**

EXISTING TREE CANOPY = 3.7 AC.  
PROPOSED TREE CANOPY = 1.4 AC. (37%)  
PROPOSED CLEARING = 2.3 AC. (63%)

**REQUESTED WAIVERS FROM FROM R-2 PLANNED RESIDENTIAL ZONING DISTRICT:**

**MINIMUM BUILDING SETBACKS**

R-2 SPECIFICATIONS:	REQUESTED WAIVERS:
FRONT YARD = 35'	FRONT YARD = 20'
SIDE YARD = 10'	SIDE YARD = 5'
REAR YARD = 30'	REAR YARD = 20'



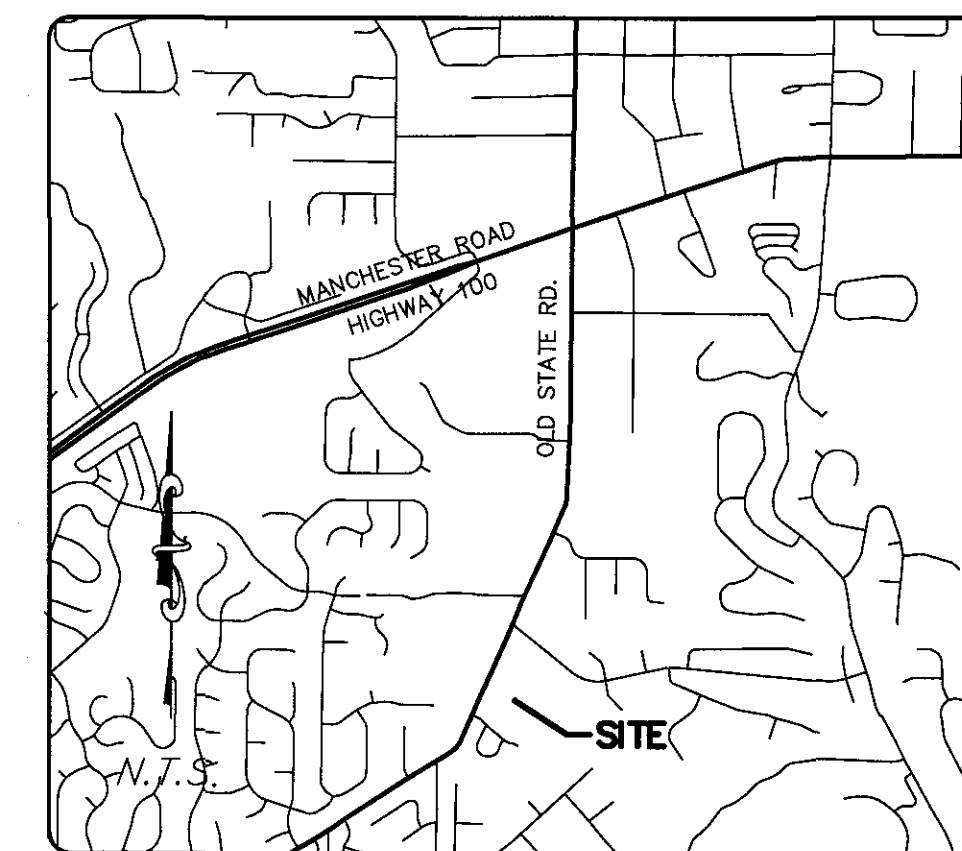
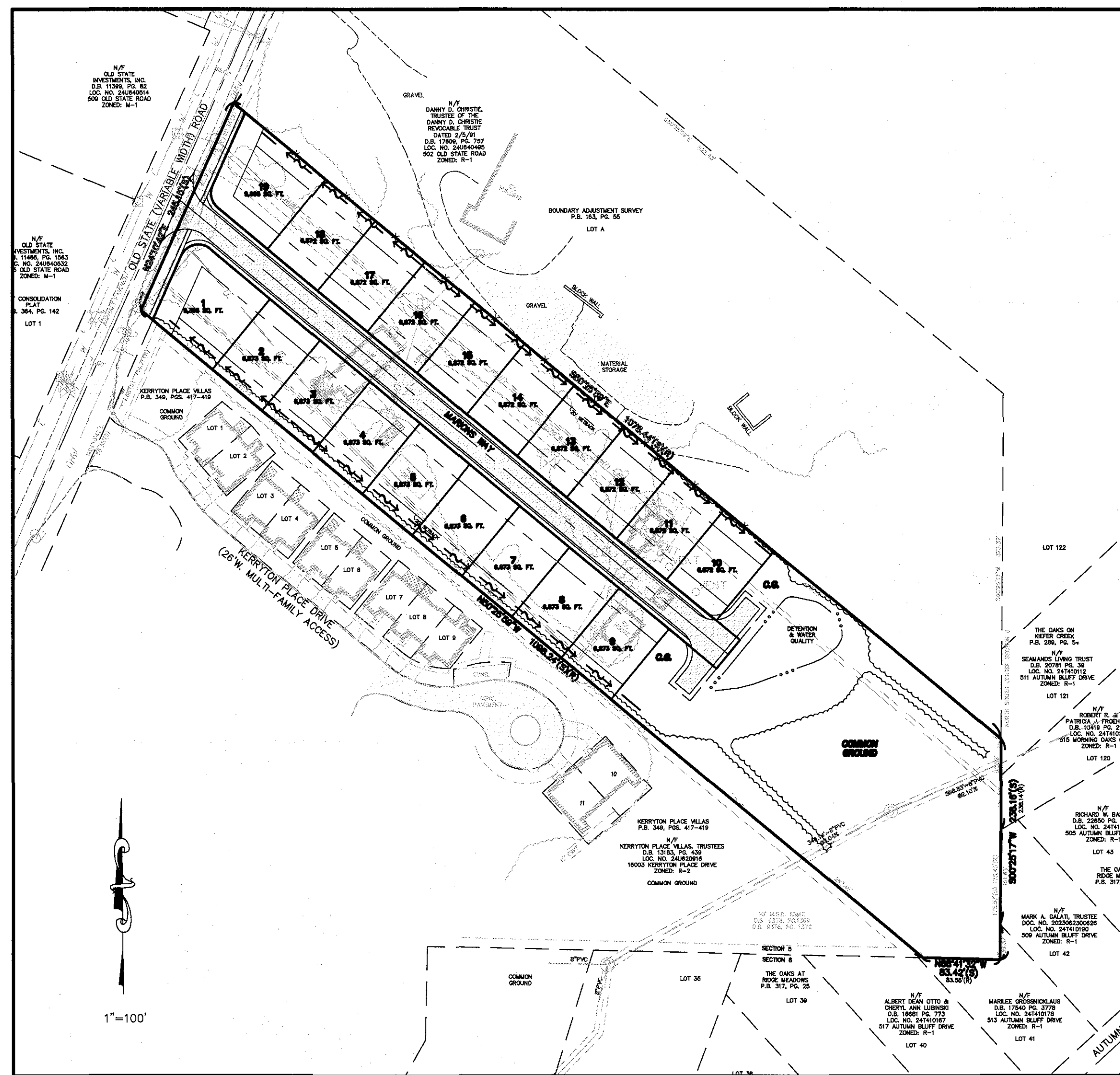
**SHEET INDEX**

- 1.1 COVER SHEET
- 2.1 PRELIMINARY SITE / GRADING PLAN
- 3.1 PRELIMINARY SITE PLAN
- 4.1 NATURAL RESOURCES MAP
- 5.1 SITE SECTIONS
- 6.1 SIGHT DISTANCE STUDY

# Napoli Estates

A TRACT OF LAND BEING PART OF  
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5,  
TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI

## Subdivision Plat



LOCATION MAP  
N.T.S.  
PROJECT ZIP CODE 63038

**LEGEND**

EXISTING	PROPOSED	EXISTING	PROPOSED
542	(542)	UTILITY OR POWER POLE	
X.536	536.0	FIRE HYDRANT	
		TEST HOLE	
		PAVEMENT	
		2" G	(2" G)
		6" W	(6" W)
		(T)	(E)
		(U)	(O)
		(O) W	(O) W
		TC	TC
		SWALE	
		LIGHT STANDARD	
		STREET SIGN	
		P.S.	P.S.
		PARKING STALLS	
		YARD LIGHT	

**FLOOD NOTE:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0278K, DATED MARCH 15, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

**PROPERTY DESCRIPTION:**

A TRACT OF LAND BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

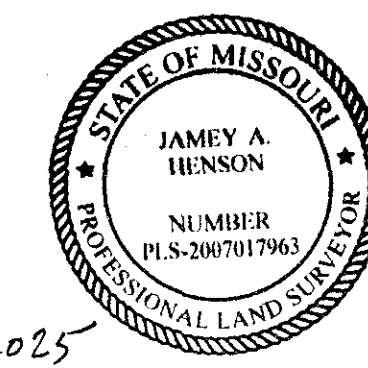
BEGINNING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF OLD STATE (VARIABLE WIDTH) ROAD AND THE PROJECTION OF THE NORTHEASTERN LINE OF KERRYTON PLACE VILLAS, A SUBDIVISION THEREOF RECORDED IN PLAT BOOK 349, PAGES 417-419 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE, AND; THENCE LEAVING SAID CORNER ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 24°10'42" EAST, 245.15 FEET TO A FOUND IRON ROD AT THE WESTERNMOST CORNER OF PROPERTY NOW OR FORMERLY TO DANNY D. CHRISTIE, TRUSTEE OF THE DANNY D. CHRISTIE REVOCABLE TRUST DATED 2/5/91, AS RECORDED IN DEED BOOK 17609, PAGE 757 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG THE SOUTHWEST LINE OF SAID CHRISTIE PROPERTY, SOUTH 50°25'59" EAST, 1,078.44 FEET TO THE SOUTHERNMOST CORNER OF SAID CHRISTIE PROPERTY, WHERE A FOUND IRON ROD BEARS SOUTH 38°44'29" EAST, 0.51 FEET, SAID CORNER BEING ON THE WEST LINE OF THE OAKS ON KIEFER CREEK, A SUBDIVISION THEREOF RECORDED IN PLAT BOOK 289, PAGE 54 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID SOUTHWEST LINE ALONG SAID WEST LINE OF THE OAKS ON KIEFER CREEK AND ALONG THE WEST LINE OF THE OAKS AT RIDGE MEADOWS, A SUBDIVISION THEREOF RECORDED IN PLAT BOOK 317, PAGE 25 OF SAID RECORDER'S OFFICE, SOUTH 02°25'17" WEST, 238.15 FEET TO A FOUND STONE AT THE SOUTH QUARTER CORNER OF THE ABOVEMENTIONED SECTION 5, IN TOWNSHIP 44 NORTH, RANGE 4 EAST; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 88°41'32" WEST, 83.42 FEET TO THE EASTERNMOST CORNER OF THE ABOVEMENTIONED KERRYTON PLACE VILLAS, WHERE A FOUND AXLE BEARS, SOUTH 86°41'32" EAST, 0.17 FEET; THENCE LEAVING SAID WEST LINE ALONG THE NORTHEASTERN LINE OF SAID KERRYTON PLACE VILLAS, NORTH 50°25'59" WEST, 1,098.24 FEET TO THE POINT OF BEGINNING AND CONTAINS 267,173 SQUARE FEET OR 6.1334 ACRES, MORE OR LESS, ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST AND SEPTEMBER, 2024, IN ORDER NUMBER 24-05-112.

EXCEPTING THEREFROM THAT PART RESERVED FOR CEMETERY PURPOSES, AS RECITED IN DEED RECORDED IN BOOK 271 PAGE 575.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER, 2024, AT THE REQUEST OF 510 OLD STATE, LLC, PREPARED A SUBDIVISION PLAT OF "NAPOLI ESTATES", A TRACT OF LAND BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY



JAMES A HENSON, PLS  
M.O.REG. PLS #2007017963

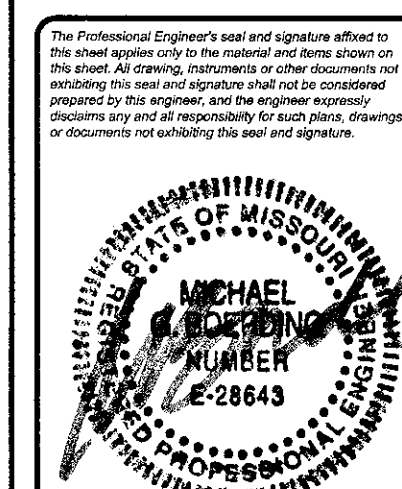
MSD Base Map 24U  
MSD P #  
H&T #

ISSUE	REMARKS/DATE
1	12-2-2024, 1st SUBMITTAL
2	12-30-2024, COMMENTS/MARKUPS
3	1-14-2025, COMMENTS/MARKUPS
4	1-22-2025, REVISED PLAN

510 Old State, LLC  
350 S. CENTRAL AVE.  
EUREKA, MISSOURI 63025

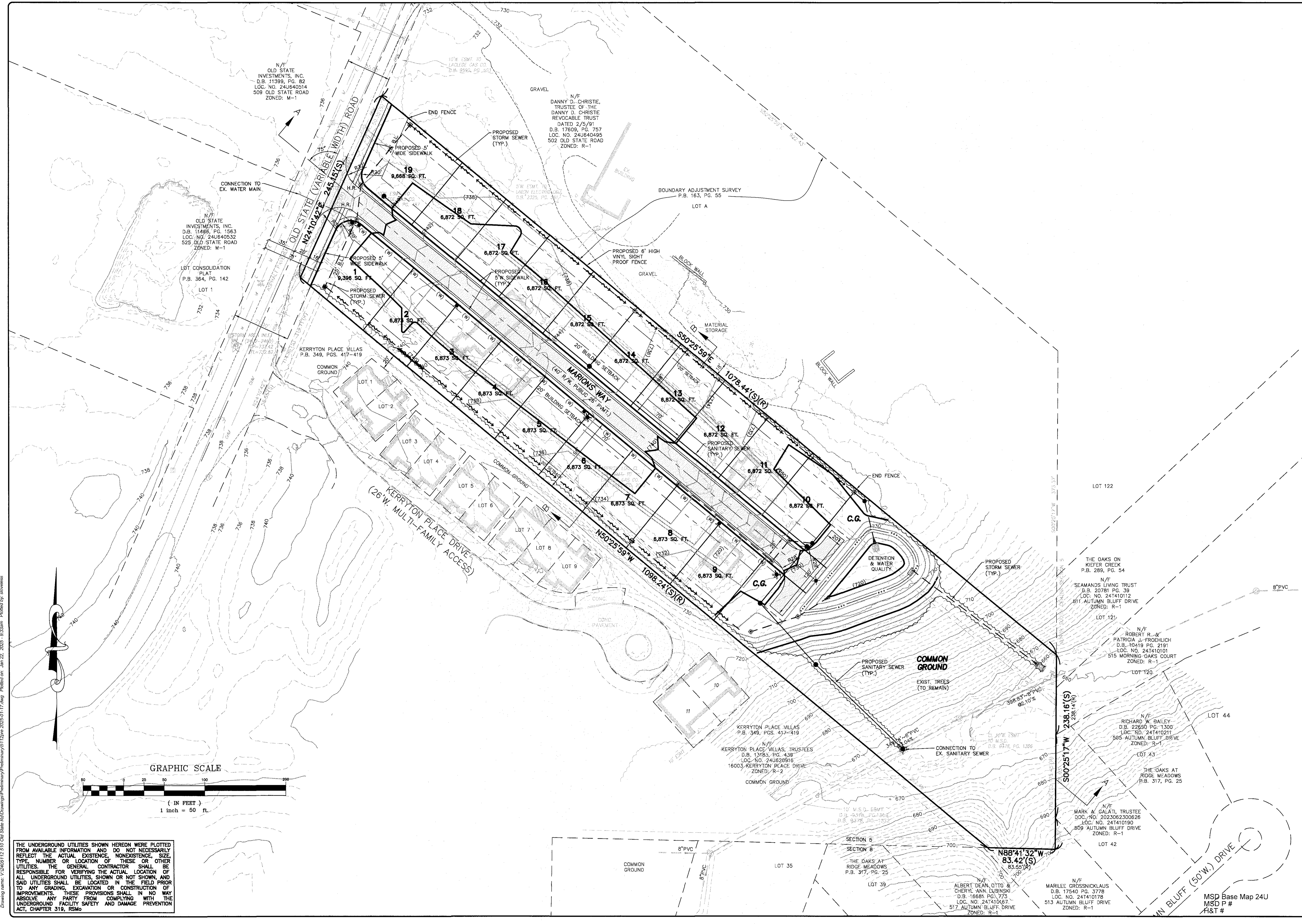
THE STERLING CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph 314-487-0440 Fax 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

Napoli Estates  
510 OLD STATE ROAD, ELLISVILLE, MO 63038  
SUBDIVISION PLAT  
COVER SHEET



PRELIMINARY PLAN  
Date: 1-22-2025  
MICHAEL G. BOERDING  
License No. E-28643  
Professional Engineer

Job Number  
24-05-112  
Date  
Jan. 22, 2025  
Designed: MF Sheet  
Drawn: MF 1.1  
Checked: MF PRE



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO

ISSUE	REMARKS/DATE
1	12-2-2024, 1st SUBMITTAL
2	12-30-2024, COMMENTS/MARKUPS
3	1-14-2025, COMMENTS/MARKUPS
4	1-22-2025, REVISED PLAN

**510 Old State, LLC**  
 350 S. CENTRAL AVE  
 EUREKA, MISSOURI 63025

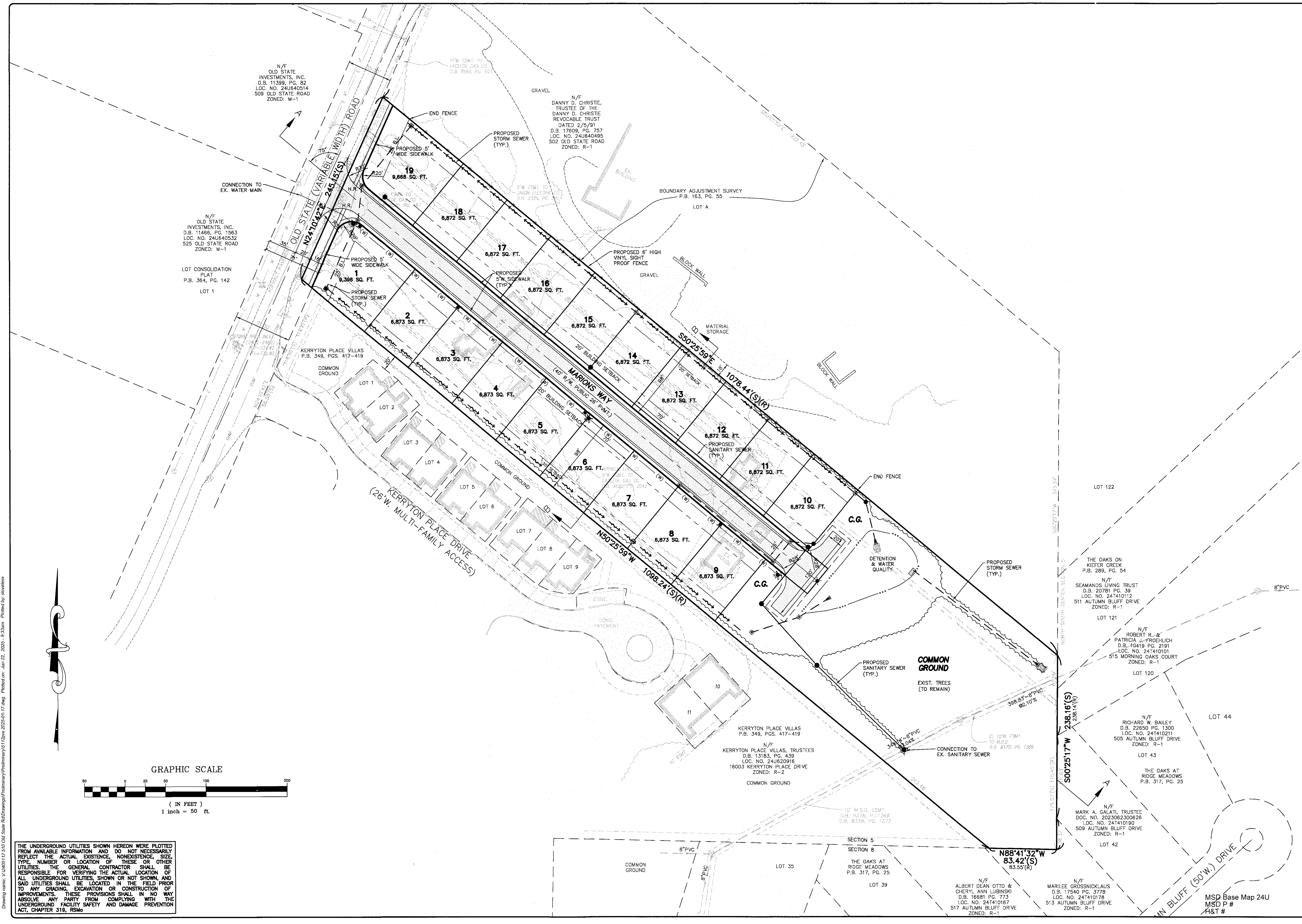
**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-survey.com  
 Corporate Certificate of Authority #0010148

**Napoli Estates**  
 610 OLD STATE ROAD, ELLISVILLE, MO 63038  
 SUBDIVISION PLAN  
 PRELIMINARY SITE & GRADING PLAN

PRELIMINARY PLAN  
 Date: 1-22-2025  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number	24-05-112
Date	Jan. 22, 2025
Designed: MF	Sheet
Drawn: MF	2.1
Checked: MF	PRE

Drawing name: V:\240512 510 Old State Rd\Drawings\Pre\Pre\1512\1512.dwg Plotted on: Jan 22, 2025, 9:33am Plotted by: shawles



N/F OLD STATE INVESTMENTS, INC. D.B. 11466, PG. 1563 LOC. NO. 24U640532 525 OLD STATE ROAD ZONED: M-1 LOT CONSOLIDATION PLAT P.B. 364, PG. 142 LOT 1

N/F OLD STATE INVESTMENTS, INC. D.B. 11399, PG. 82 LOC. NO. 24U640514 509 OLD STATE ROAD ZONED: M-1

N/F DANNY D. CHRISTIE, TRUSTEE OF THE DANNY D. CHRISTIE REVOCABLE TRUST DATED 2/5/91 D.B. 17609, PG. 757 LOC. NO. 24U640495 502 OLD STATE ROAD ZONED: R-1

KERRYTON PLACE VILLAS P.B. 349, PGS. 417-419 COMMON GROUND

KERRYTON PLACE VILLAS, TRUSTEES D.B. 13183, PG. 439 LOC. NO. 24U620916 1600S KERRYTON PLACE DRIVE ZONED: R-2 COMMON GROUND

THE OAKS ON KIEFER CREEK P.B. 289, PG. 54

N/F SEAMANDS LIVING TRUST D.B. 20781 PG. 39 LOC. NO. 24T410112 511 AUTUMN BLUFF DRIVE ZONED: R-1 LOT 121

N/F ROBERT R. & PATRICIA J. FROELICH D.B. 10419 PG. 2191 LOC. NO. 24T410101 515 MORNING OAKS COURT ZONED: R-1 LOT 120

N/F RICHARD W. BAILEY D.B. 22850 PG. 1300 LOC. NO. 24T410211 505 AUTUMN BLUFF DRIVE ZONED: R-1 LOT 43

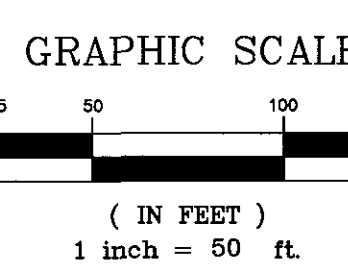
THE OAKS AT RIDGE MEADOWS P.B. 317, PG. 25 LOT 44

N/F MARK A. GALATI, TRUSTEE DOC. NO. 2023062300826 LOC. NO. 24T410190 509 AUTUMN BLUFF DRIVE ZONED: R-1 LOT 42

N/F ALBERT DEAN OTTO & CHERYL ANN LUBINSKI D.B. 16681 PG. 773 LOC. NO. 24T410167 517 AUTUMN BLUFF DRIVE ZONED: R-1

N/F MARILEE GROSSNICKLAUS D.B. 17540 PG. 3778 LOC. NO. 24T410178 513 AUTUMN BLUFF DRIVE ZONED: R-1

MSD Base Map 24U MSD P # H&T #



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

Table with 4 columns: ISSUE, REMARKS, DATE, COMMENTS/MARKUPS

510 Old State, LLC 350 S. CENTRAL AVE. EUREKA, MISSOURI 63025

THE STERLING CO. ENGINEERS & SURVEYORS 5065 New Baumgartner Road St. Louis, Missouri 63129

Napoli Estates 510 OLD STATE ROAD, ELLISVILLE, MO 63038 SUBDIVISION PLAT PRELIMINARY SITE PLAN

Professional Engineer's seal and signature for Michael G. Boerding, License No. E-28643

Job Number 24-05-112 Date Jan. 22, 2025 Sheet 3.1

Drawing name: V:\2405112 510 Old State Hydrology\Preliminary\512\pre 2025-01-17.dwg Plotted on: Jan 22, 2025 - 9:35am Plotted by: shawless

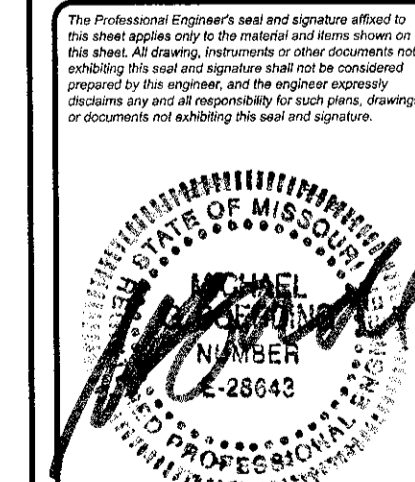
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	12-2-2024, 1st SUBMITTAL
2	12-20-2024, COMMENTS/MARKUPS
3	1-14-2025, COMMENTS/MARKUPS
4	1-22-2025, REVISED PLAN

**510 Old State, LLC**  
 350 S. CENTRAL AVE  
 EUREKA, MISSOURI 63025

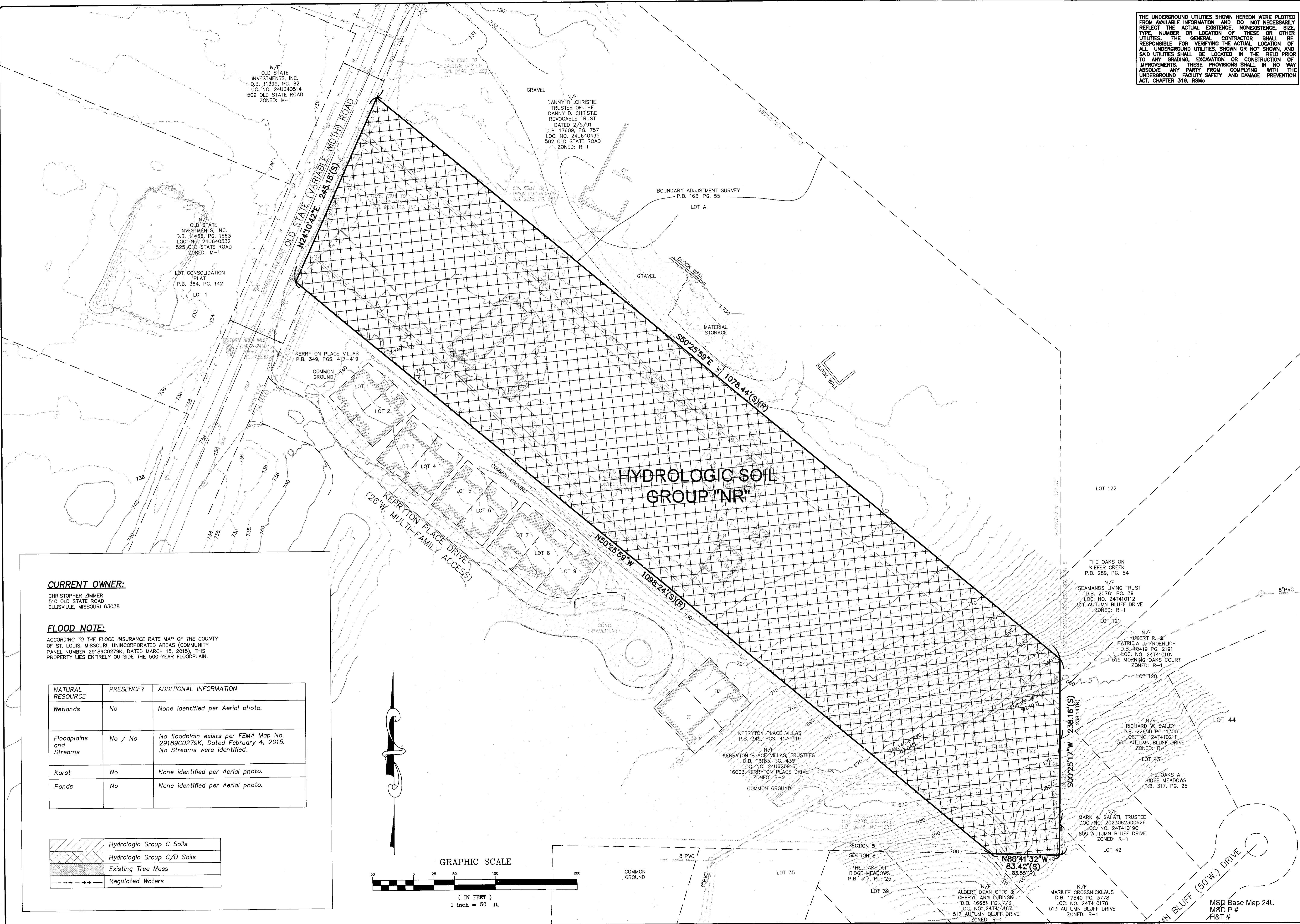
**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5065 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph: 314-487-0440 Fax: 314-487-8944  
 www.sterling-eng-sur.com  
 Corporate Certificate of Authority #001348

**Napoli Estates**  
 510 OLD STATE ROAD, ELLISVILLE, MO 63038  
 SUBDIVISION PLAN  
 NATURAL RESOURCES MAP



PRELIMINARY PLAN  
 Date: 1-22-2025  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number: 24-05-112  
 Date: Jan. 22, 2025  
 Designed: MF Sheet  
 Drawn: MF 4.1  
 Checked: MF PRE



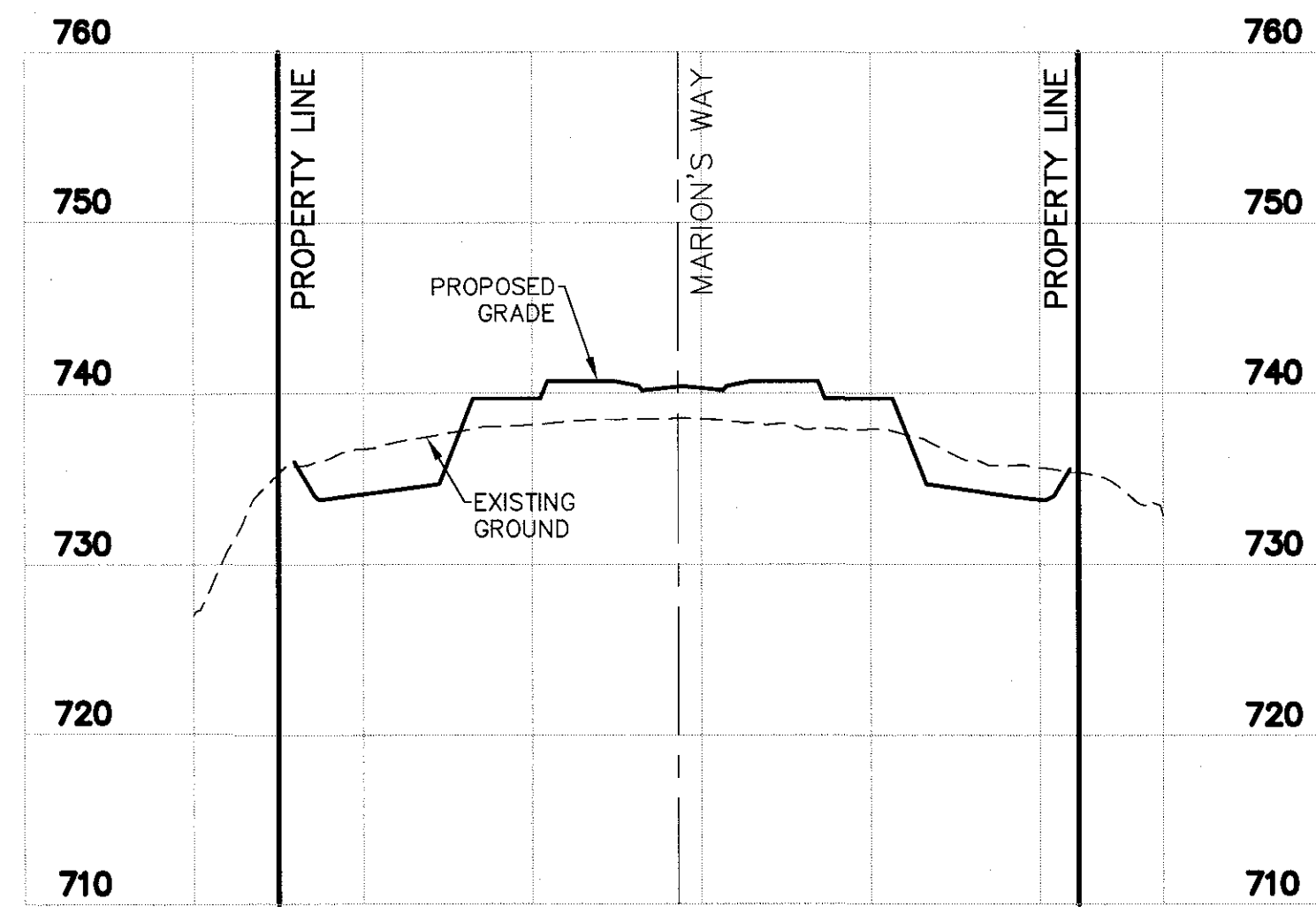
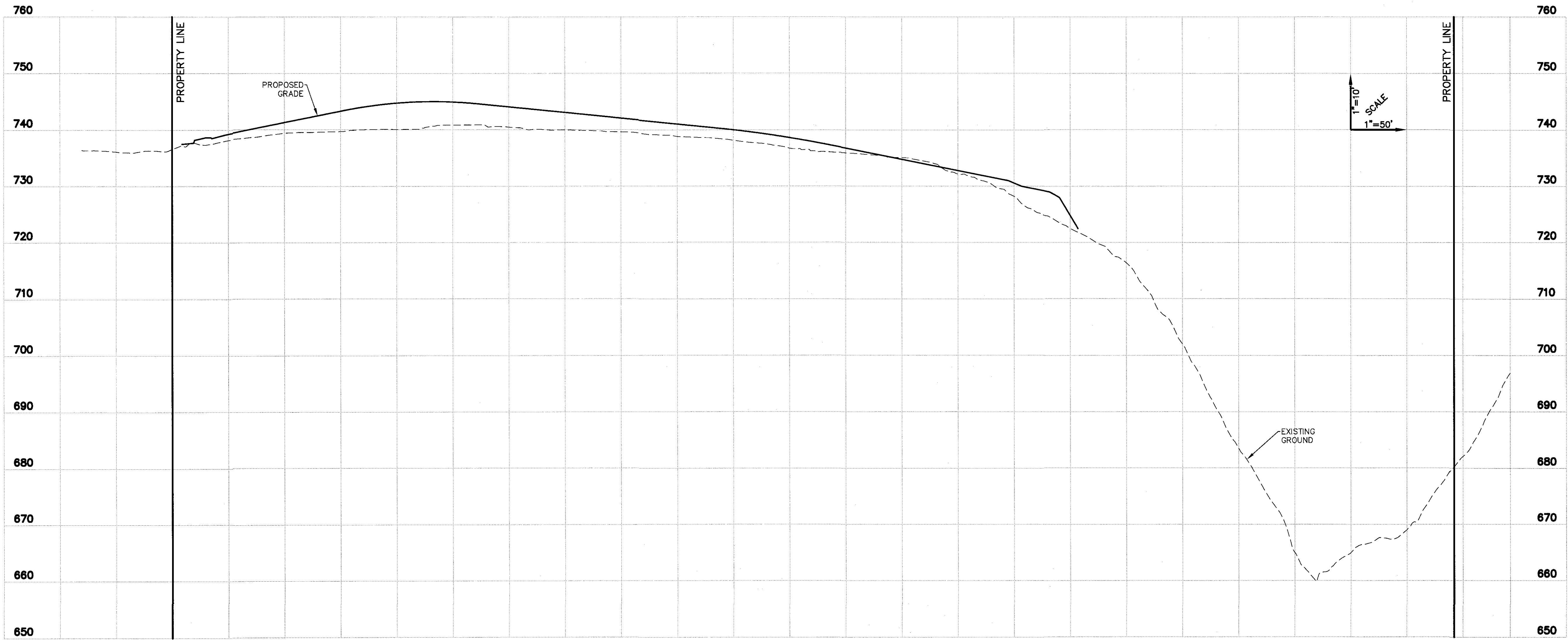
**CURRENT OWNER:**  
 CHRISTOPHER ZIMMER  
 510 OLD STATE ROAD  
 ELLISVILLE, MISSOURI 63038

**FLOOD NOTE:**  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0279K, DATED MARCH 15, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

NATURAL RESOURCE	PRESENCE?	ADDITIONAL INFORMATION
Wetlands	No	None identified per Aerial photo.
Floodplains and Streams	No / No	No floodplain exists per FEMA Map No. 29189C0279K, Dated February 4, 2015. No Streams were identified.
Karst	No	None identified per Aerial photo.
Ponds	No	None identified per Aerial photo.

	Hydrologic Group C Soils
	Hydrologic Group C/D Soils
	Existing Tree Mass
	Regulated Waters

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 50 ft.



ISSUE	REMARKS/DATE
1	12-2-2024, 1st SUBMITTAL
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3	1-14-2025, COMMENTS/MARKUPS
4	1-22-2025, REVISED PLAN

**510 Old State, LLC**  
 350 S. CENTRAL AVE  
 EUREKA, MISSOURI 63025

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-sur.com  
 Corporate Certificate of Authority #001348

**Napoli Estates**  
 610 OLD STATE ROAD, ELLISVILLE, MO 63038  
 SUBDIVISION PLAT  
 SITE SECTIONS

The Professional Engineer's seal and signature are filed to this sheet. All drawings, instruments or other documents not embodying this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

**MICHAEL S. BOERDING**  
 E-28643

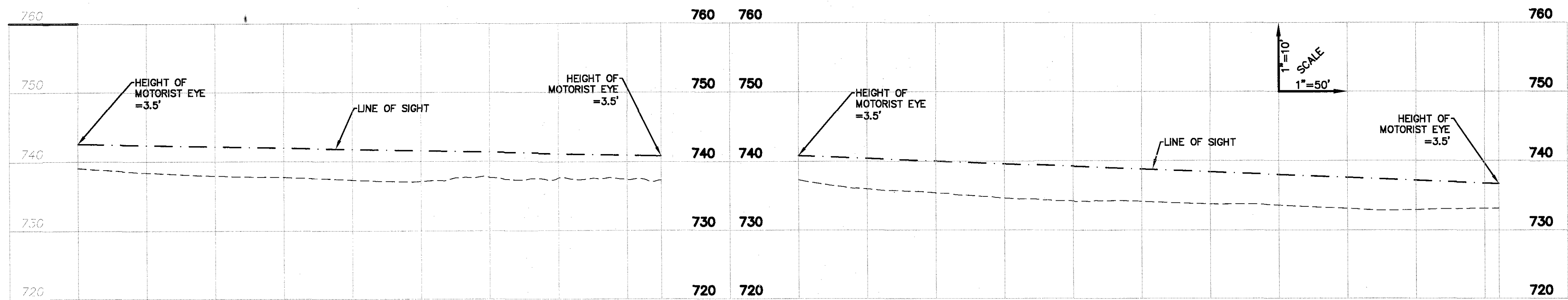
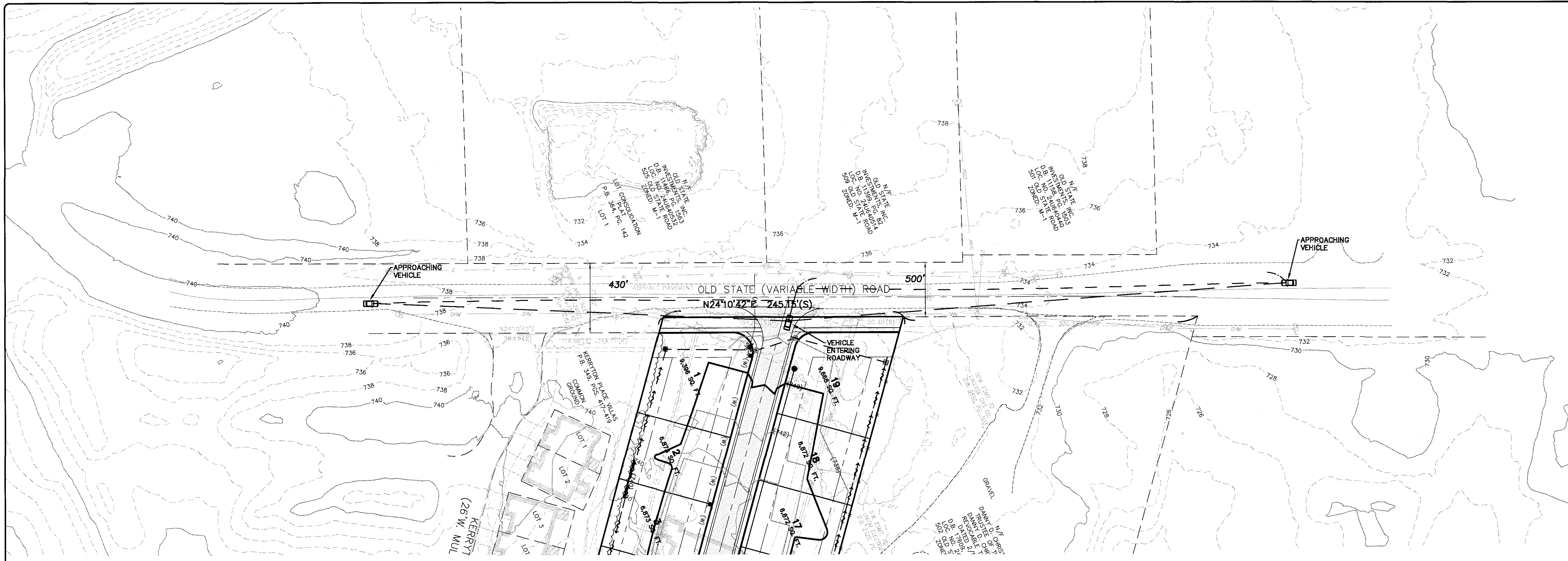
PRELIMINARY PLAN  
 Date: 1-22-2025  
 MICHAEL S. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number  
**24-05-112**  
 Date  
**Jan. 22, 2025**  
 Designed: MF  
 Drawn: MF  
 Checked: MF

Sheet  
**51**  
 PRE

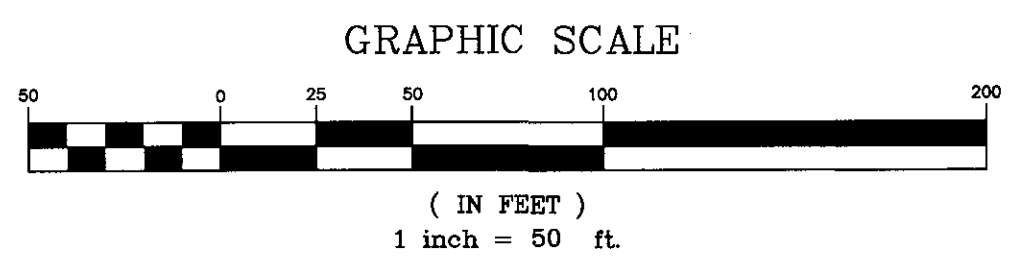
MSD Base Map 24U  
 MSD P #  
 H&T #

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LINE OF SIGHT LEFT

LINE OF SIGHT RIGHT



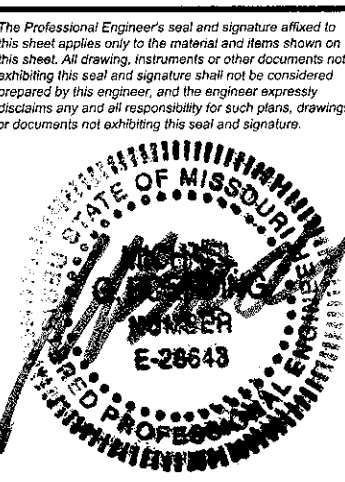
- NOTES:**
1. POSTED SPEED LIMIT: 40 M.P.H.
  2. DESIGN SPEED: 45 M.P.H.
  3. MINIMUM REQUIRED SIGHT DISTANCE:  
LEFT = 430 FT.  
RIGHT = 500 FT.

ISSUE	REMARKS/DATE
1	12-2-2024, 1st SUBMITTAL
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**510 Old State, LLC**  
 350 S. CENTRAL AVE. □  
 EUREKA, MISSOURI 63025

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5065 New Baumgardner Road  
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 Ph 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-sur.com  
 Corporate Certificate of Authority #001348

**Napoli Estates**  
 510 OLD STATE ROAD, ELLISVILLE, MO 63038  
 SUBDIVISION PLAN  
 SIGHT DISTANCE STUDY



PRELIMINARY PLAN  
 Date: 1-22-2025  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number  
**24-05-112**  
 Date  
**Jan. 22, 2025**  
 Designed: MF Sheet  
 Drawn: MF **6.1**  
 Checked: MF PRE

MSD Base Map 24U  
 MSD P #  
 H&T #

Drawing name: V:\0460112 510 Old State Rd\Drawings\Pre\1225\1225-01-17.dwg Plotted on: Jan 22, 2025, 9:33am Plotted by: adrebas



# Memo

To: Bill Schwer, City Manager

From: Ada Hood, City Planner

Meeting

Date: March 5, 2025

Re: 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 Zoning District.

## BACKGROUND/SUMMARY

The applicant is requesting approval of a detached garage measuring 24' x 42' for a total of 1,008 SF in size, which is in excess of the 600-maximum allowed. Additionally, the site plan submitted shows an existing 160 SF shed already located in the rear yard.

The applicant has stated that he will include a workshop as part of the detached garage. It is unclear if he intends to finish the workshop with HVAC, running water, etc.

Additionally, the plans do not annotate the proposed height of the detached garage. However, it cannot exceed 16' as that is the height of the existing home. The applicant is also proposing to pour a driveway along his northern property line to access the detached garage. The engineering department has expressed concerns regarding potential drainage issues.

## IMPACT

The City Council is authorized to waive the requirement and approve the proposed project:

Per Section 400.210(e)(7), "Persons wishing to construct and use more than two (2) accessory buildings or ancillary structures or any combination within this zoning district or which do not comply with the above must receive approval from the City Council as well as review and approval of the proposed construction by the Building Official. However, the City Council may not authorize an accessory building or ancillary structure to exceed the parameters of the definition of an accessory building, which requires it be subordinate in use and size."

## RECOMMENDATION

Staff recommends the following conditions be included as part of any approval:

1. That the detached garage complies with the definition of an accessory structure, and that the same be annotated on the building permit, as follows: "A structure that:
  - a. Is ancillary and subordinate to and serves a principal building or structure; and

- b. Is subordinate in area, extent, and purpose to the principal structure; and
  - c. Contributes to the comfort, convenience or necessity of the occupants, business, or industry of the principal structure; and
  - d. Is located on the same lot with such principal building. An accessory structure attached to a principal building in a substantial manner by a wall or roof shall be considered part of the principal structure; and
  - e. An accessory structure may feature finished area, but not a kitchen, cooking facility, fireplace, sleeping area, partial or full bathroom. An accessory structure, as herein defined, shall not be deemed a habitable structure;" and
2. That the owner ascertains grading around the garage and along the new driveway do not create any drainage issues on adjacent properties; and
  3. That the owner provides a cross section or description of the new pavement to verify compliance with our code and matches existing pavement; and
  4. That the detached garage is not built nearer than ten (10) feet to any side or rear lot line; and
  5. That the proposed detached garage and the existing shed do not occupy more than thirty percent (30%) of the required rear yard; and
  6. That the height of the proposed detached garage does not exceed the height of the existing principal residence; and
  7. That the proposed detached garage does not exceed seventy-five percent (75%) of the floor space of the principal living area of the original structure as determined and/or measured from and around the outside wall faces of said area; and
  8. That the proposed garage does not exceed the parameters of the definition of an accessory building, which requires it be subordinate in use and size.

## Ada Hood

---

**Subject:** FW: Doc - Feb 8 2025 - 11-10 AM.pdf

**From:** Steven Easterday [REDACTED]  
**Sent:** Tuesday, February 18, 2025 4:41 PM  
**To:** [ahood@ellisville.mo.us](mailto:ahood@ellisville.mo.us)  
**Subject:** Re: Doc - Feb 8 2025 - 11-10 AM.pdf

Ms. Hood;

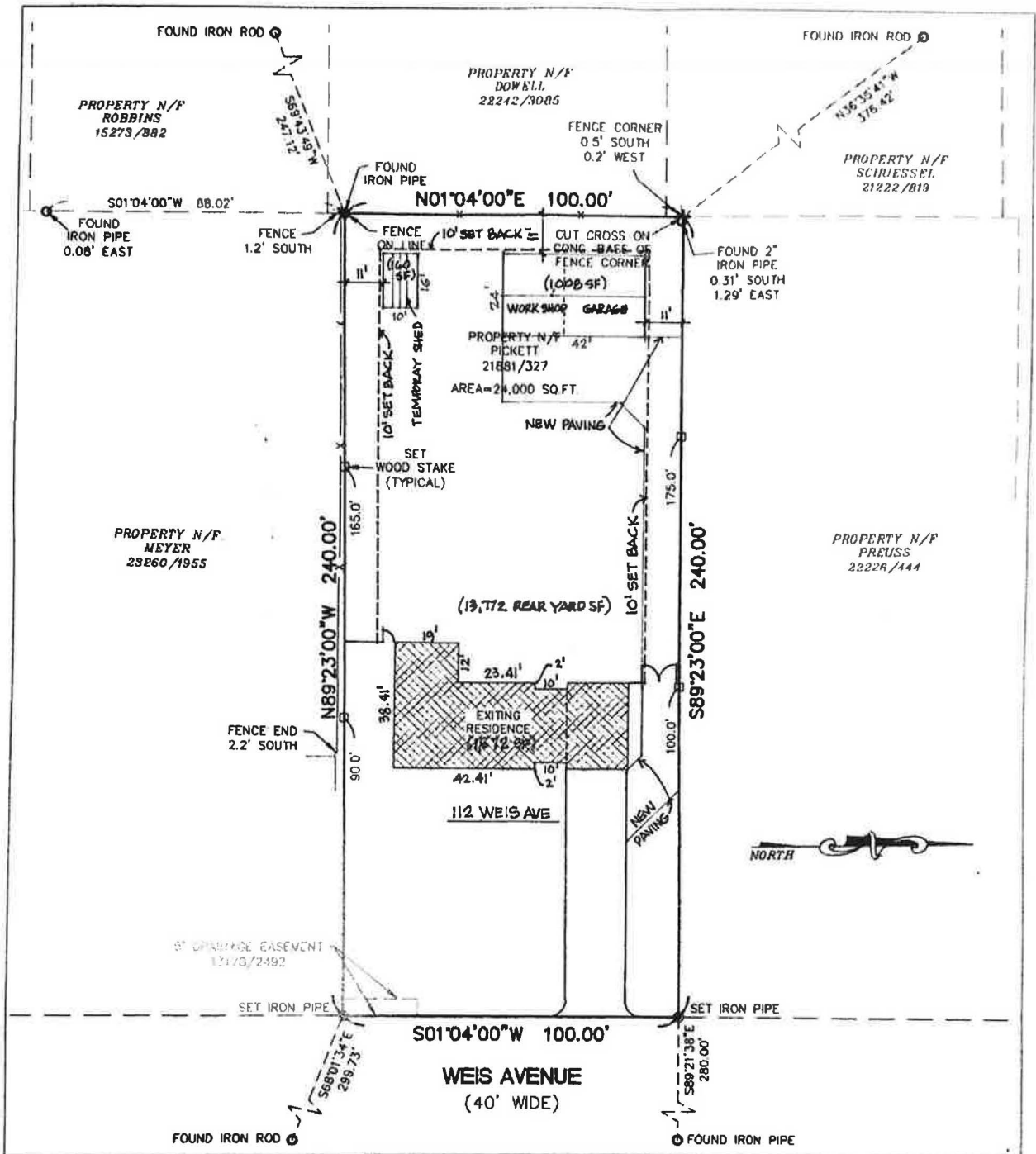
As recommended by Jeff Center below, I would like to petition the City Council regarding this garage project at 112 Weis Ave.

Please advise as to what is needed and next steps.

Additionally, the current home is 16' 4" and it is understood that the garage would not exceed this height

Thank you,

Steve Easterday  
112 Weis Ave.



FRAZIER LAND SURVEYING SERVICES, INC.  
 116 E. PEARCE BLVD., P.O. BOX 65  
 WENTZVILLE, MO. 63385  
 PHONE: 636-332-0610  
 FAX: 636-332-0710  
 CORP. #2008003911  
 PROJECT NO. 19-5585 FEB 21, 2019

**A TRACT OF LAND BEING PART OF LOT 13 OF  
 'HUTCHINSON'S SUBDIVISION OF THE ELLISVILLE FARM',  
 P.B. 9, PGS. 60-61, TOWNSHIP 45 NORTH,  
 RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
 ST. LOUIS COUNTY, MISSOURI**

**SCALE: 1"=30'**

**PROPERTY BOUNDARY SURVEY**

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF FEBRUARY 2019, BY THE ORDER OF STEPHANIE PICKETT, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF LOT 13, OF 'HUTCHINSON'S SUBDIVISION OF THE ELLISVILLE FARM', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 60-61 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

**GENERAL NOTES:**

THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS. NO EASEMENTS RESEARCHED.

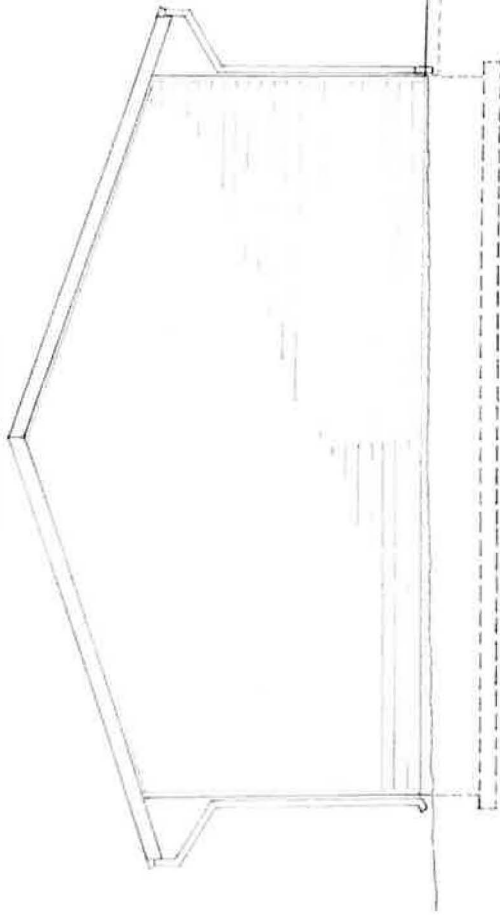


*Dennis C. Frazier 2/22/19*  
 DENNIS C. FRAZIER  
 FRAZIER LAND SURVEYING SERVICES, INC.  
 MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247

BASIS OF BEARINGS PLAT BOOK 47, PAGE 70.

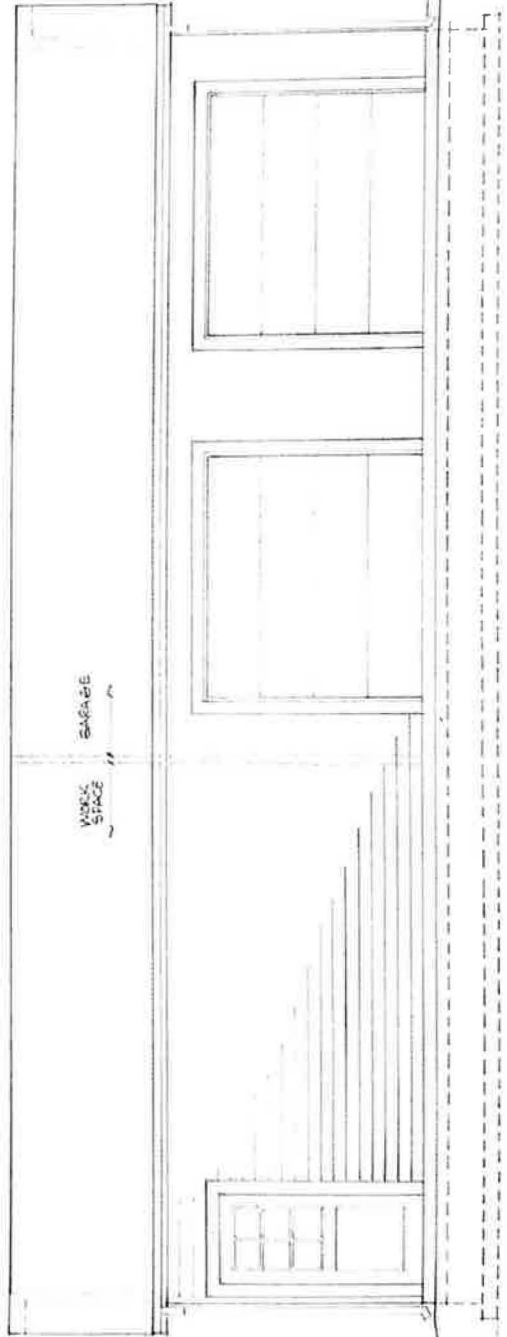
structure not to be higher than the house - which is 16'6".

TYPICAL END ELEVATION  
SCALE: 1/4" = 1'-0"



112 WEIS AVENUE

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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**SPONSORED BY:** \_\_\_\_\_  
**INTRODUCED BY:** \_\_\_\_\_

**BILL NO. 3830**  
**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE APPROVING AN AMENDED SUBDIVISION PLAT FOR THE PARCELS KNOWN AND NUMBERED AS 510 AND 510A OLD STATE ROAD, WITHIN THE CITY OF ELLISVILLE, MISSOURI.**

**WHEREAS**, 510 Old State, LLC (the “Applicant”), has petitioned for the approval of a subdivision plat for the locations known and numbered as 510 (St. Louis County Locator ID 24U620503) and 510A (St. Louis County Locator ID 24U620512) Old State Road (the “Properties”), located within the “R-2” Planned Residential Zoning District of the City of Ellisville, Missouri, to subdivide the Properties into a total of twenty-two (22) parcels; and

**WHEREAS**, said petition was reviewed by City staff for completeness and for compliance with all applicable requirements, standards, codes and ordinances, in accordance with Article III of Chapter 405 of the Code of the City of Ellisville, Missouri, and copies of the subdivision plat and supporting documents were submitted to the Planning and Zoning Commission for its review and approval; and

**WHEREAS**, the petition was considered at an open meeting by the Planning and Zoning Commission on December 11, 2024, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, and the Planning and Zoning Commission forwarded a negative recommendation of said petition to the City Council; and

**WHEREAS**, at the request of the Applicant, on December 18, 2024, pursuant to Section 405.110 of the Code of the City of Ellisville, Missouri, the City Council referred the petition back to the Planning and Zoning Commission for further study before consideration of the petition; and

**WHEREAS**, an amended plat was submitted by the Applicant on December 30, 2024, and was considered at an open meeting by the Planning and Zoning Commission on January 8, 2025, and the Planning and Zoning Commission forwarded a positive recommendation of said petition to the City Council; and

**WHEREAS**, the petition was considered at an open meeting by the City Council on January 15, 2024, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

**WHEREAS**, at its meeting on January 15, 2024, the City Council voted to propose certain amendments to the proposed development and to restrict the maximum number of dwelling units/lots to nineteen (19), in accordance with Section 400.220(G)(3); and

**WHEREAS**, the applicant thereafter submitted an amended subdivision plat to reflect the amendments adopted by the Council; and

**WHEREAS**, the Council finds that the amended subdivision plat: (1) would be consistent with the Comprehensive Plan; (2) would be compatible in terms of lot size and density; (3) would provide adequate dimensions to construct improvements of similar size and nature to the surrounding area; (4) would comply with area and frontage requirements as specified in Chapter 400 of the Code of the City of Ellisville, Missouri; (5) would create lots with substantially rectangular dimensions; (6) would promote a creative approach to the use of land and related physical facilities, resulting in better site layout and development; (7) would preserve and enhance desirable site characteristics, such as natural topography, vegetation and geologic features and the prevention of soil erosion; (8) would enhance water quality; (9) would eliminate incompatible land configurations; (10) would be consistent with good planning practices; and (11) would comply with all applicable codes, ordinances, and standards; and

**WHEREAS**, the Council finds that the amended subdivision plat will substantially meet all land development standards of Chapter 405 of the Code of the City of Ellisville, Missouri; and

**WHEREAS**, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council; and

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**SECTION 1:** The Council hereby approves the amended subdivision plat for the parcels known and numbered as 510 and 510A Old State Road, as submitted by 510 Old State, LLC. A true and correct copy of the Subdivision Plat is attached hereto as Exhibit A and incorporated herein by reference. This approval is granted subject to the following conditions, in addition to all other applicable regulations and requirements:

1. That the Applicant secures approval from the Metropolitan St. Louis Sewer District including sewer easements, water quality features, and associated maintenance agreements, pursuant to Section 405.150 of the Code of the City of Ellisville, Missouri; and
2. That the Applicant shall submit residential subdivision indentures/by-laws to the City for review and approval by the City Attorney, pursuant to Section 405.140 of the Code of the City of Ellisville, Missouri; and
3. Notwithstanding any provision of Ordinance 3596 to the contrary, lots numbered 10 through 19 shall not be required to include a 10' common ground strip along the northern property lines, nor have reduced lot depths or reduced setbacks beyond those provided in the amended subdivision plat approved herein. Furthermore, the approval of this subdivision plat is not contingent upon the relocation of a driveway onto 502 Old State Road, or the installation of a tree buffer on 502 Old State Road.

**SECTION 2:** The applicant shall submit proof that the approved plat has been filed and recorded with the St. Louis County Recorder of Deeds within one year of the effective date of this Ordinance. After that time, the applicant shall be required to resubmit the original or a revised plat for consideration and approval, or request that the City Council grant an extension, as set forth in Section 405.200 of the Code of the City of Ellisville, Missouri.

**SECTION 3:** Notwithstanding any other provision of this Ordinance to the contrary, the approval of this amended subdivision plat is contingent upon the City Council’s approval and passage of Ordinance 3596, rezoning the Properties to “R-2” Planned Residential District. To the extent that there is any conflict between the provision of Ordinance 3596 or the site development plan approved thereby, and the amended subdivision plat adopted by this Ordinance, the terms of this Ordinance, and the amended subdivision plat approved herein, shall prevail.

**SECTION 4:** This Ordinance shall be in full force and effect after its passage and approval of the Council.

This Bill No. \_\_\_\_\_ having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**First Reading votes:**  
**DATE:** \_\_\_\_\_

**Second Reading votes:**  
**DATE:** \_\_\_\_\_

	AYE	NAY	ABSTAIN
<b>COMPTON</b>	_____	_____	_____
<b>NIEBLING</b>	_____	_____	_____
<b>SANBORN</b>	_____	_____	_____
<b>CAHILL</b>	_____	_____	_____
<b>BOGGS</b>	_____	_____	_____
<b>HILDEBRAND</b>	_____	_____	_____
<b>ROEMERMAN</b>	_____	_____	_____

	AYE	NAY	ABSTAIN
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**ATTEST:**  
 \_\_\_\_\_  
**CITY CLERK**

**CITY OF ELLISVILLE**  
 \_\_\_\_\_  
**MAYOR MIKE ROEMERMAN**

Approved as to form:

\_\_\_\_\_  
 City Attorney

**EXHIBIT A**

[ *insert Amended Subdivision Plat* ]



## **CITY OF ELLISVILLE**

### **PROCLAMATION**

**WHEREAS**, *the City of Ellisville's wishes to honor former Alderman and Mayor Vernon Jaycox, a long-time resident and Community leader; and*

**WHEREAS**, *Mr. Jaycox grew up in the Lafayette area community, attending school at St. John's Lutheran and Eureka High School; and*

**WHEREAS**, *Mr. Jaycox and his wife Bernice, lived and raised their four children in Ellisville and his family attended St. John's Lutheran Church, where he served his community for many years; and*

**WHEREAS**, *Mr. Jaycox served the City of Ellisville as an Alderman, being elected first in 1966, then as Mayor from 1974-1978, and then again as an Aldermen from 1980-1992; and*

**WHEREAS**, *during Mr. Jaycox's tenure in office he played an integral part in the development of the Manchester business corridor and Bluebird Park including the original pool, the amphitheater, the different park sites, and the Korean War Memorial, investing his heart and soul into the City of Ellisville; and*

**WHEREAS**, *the Mayor and other Members of the Council wishes to express the deepest gratitude to Mr. Jaycox for his leadership, vision, and tireless efforts in shaping Ellisville into the thriving community it is today.*

**NOW, THEREFORE**, *as an expression of appreciation, I, Mike Roerman, by virtue of the authority vested in me as Mayor of the City of Ellisville, Missouri wish to recognize former Mayor*

### **VERNON JAYCOX**

*for his dedication to the community, and on behalf of the Council and Staff, thank him for all of his contributions!*

**IN WITNESS WHEREOF**, *I have hereunto set my hand and caused the Seal of the City of Ellisville, Missouri to be affixed on this 5<sup>th</sup> day of March, 2025.*

**CITY OF ELLISVILLE**

\_\_\_\_\_  
**MAYOR MIKE ROEMERMAN**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

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February 28, 2025

**VIA EMAIL**

Mayor Mike Roemer  
Ellisville City Hall  
1 Weis Avenue  
Ellisville, Missouri 63011

**Re: Fountain Plaza Community Improvement District (the "District")**

Dear Mayor Roemer:

This firm represents the above-defined District. On the District's behalf, I respectfully request the appointments of (i) Dawn Kniffin and Jill Duchinsky, each to an additional four-year term expiring June 16, 2028, and (ii) Mark Schoene, to a four-year term expiring June 16, 2028 as successor to Melissa Setser, all to be made by you in your capacity as Mayor to be consented to by the City Council of the City of Ellisville, Missouri at their next available meeting.

If you have any questions, please call me at (314) 552-6634.

Sincerely,

A handwritten signature in blue ink that reads "Linda AuBuchon". The signature is written in a cursive, flowing style.

Linda K. AuBuchon  
Paralegal

LKA

cc: Bill Schwer via email  
Leigh Dohack via email