



MARCH 18, 2026
TENTATIVE AGENDA

REGULAR COUNCIL MEETING AGENDA

Posted: 2:00 p.m., Friday, March 13, 2026

Voting Order 3-M-1-2

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 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 – March 4, 2026 Regular Council Meeting [Pages 3-6](#)
- VI. Public Comments I
- VII. Receipt/filing Planning and Zoning Recommendation Report
 - A. Receipt and filing of Planning and Zoning Commission’s negative recommendation dated March 12, 2026 relative to the City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Sections 400.492 and 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Section 410.080 and 410.100, of the Code of the City of Ellisville, Missouri, to revise regulations applicable to lighting and signage within the City of Ellisville, Missouri. [Pages 7-8](#)
- VIII. Public Hearing
 - A. The Council will discuss and consider the City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Sections 400.492 and 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville. [Pages 9-10](#)

IX. Legislation

A. Bill 3867 AN ORDINANCE AMENDING TITLE IV: LAND USE; CHAPTER 400: ZONING REGULATIONS, SECTIONS 400.492 AND 400.493, AND [Pages 11-17](#) TITLE IV: LAND USE; CHAPTER 410: SIGNS AND ADVERTISING DEVICES, SECTIONS 410.080 AND 410.100 OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, RELATING TO LIGHTING REQUIREMENTS.

X. Public Comments II

XI. Mayor/Council Business/Reports

A. Arbor Day Proclamation [Page 19](#)

B. Reappointments of Emily Laboube, George Sackett, Peggy Gay, and Cindy Slota to the Park Board.

XII. Active Committee Status/Updates

XIII. 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.

XIV. 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**

MARCH 4, 2026

Mayor Roerman opened this Regular Council Meeting at 7:00 p.m. In attendance were Council Members Niebling, Compton, Cahill, Sanborn, Hildebrand, and Boggs.

Also present were: City Attorney Malone, City Manager Schwer, Chief Vaughn, City Planner Ada Hood, Director of Administrative Services Guilfooy and City Clerk Dohack.

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

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 18, 2026 Regular Council Meeting, seconded by Council Member Compton. The votes on the approval were: Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", Boggs "AYE", Roerman "AYE", Niebling "AYE", and Compton "AYE".

PUBLIC COMMENTS I

Dave Spock, 163 Covert, expressed concern with wildlife, specifically coyotes, in the area of his home and asked if the Council would reconsider addressing this issue. Mr. Spock also concern with the proposed change the property at 141 Covert to "R-2" which will be discussed by the Council.

Benjamin Kay, 1520 Pheasant Ridge, expressed concern with the proposed tax abatement legislation on the agenda for 309 Clarkson Road.

POLICE DEPARTMENT PROMOTIONS

City Manager Schwer began by stating that one of the most important functions for a City Manager to do is to select the best people for Department Head Positions and with Chief Lewis leaving, it was critical to select a leader who exhibits the best qualities for a Police Chief. He continued, that fortunately, and as a testament to the City of Ellisville, Captain Andy Vaughn has been mentored and prepared to step into the role of Police Chief. City Manager Schwer stated that there is truly no better candidate possible than Capt. Vaughn and it is an honor, more importantly my duty to the citizens of Ellisville to promote Capt. Andy Vaughn to the rank of Chief of Police.

As former Chief Steve Lewis as not able to be present for this event, City Manager Schwer read a statement from former Chief Lewis thanking the Council, Mayor and City Manager for making the best possible choice to lead the Ellisville Police Department into the future. Former Chief

Lewis' remarks stated that he was blessed to have been Chief for the better part of a decade and is confident that Chief Andy Vaughn will not only continue and exceed expectations for the Ellisville Police Department and the citizens of Ellisville.

City Clerk Dohack came to the podium to administer the Oath of Office to newly appointed Police Chief Andy Vaughn.

Chief Vaughn expressed sincere gratitude to the City Council and City Manager for their trust and the opportunity to serve as Chief. He thanked his family for their support and sacrifice, acknowledge law enforcement partners for their collaboration and professionalism, and also stated his appreciation to the members of the police department. Chief Vaughn emphasizes that leadership is about service and responsibility, pledging to serve the community with excellence, lead the department with pride, and support every officer with dedication. Chief Vaughn stated he is committed to fostering a department where officers feel supported, leadership is trusted, standards are clear, and professional growth is encouraged, while continuing to protect and serve the community with honor, professionalism, and compassion.

Chief Vaughn then moved forward with the promotion announcements and presentation of badges to the following:

Lieutenant Nick Lawrence was promoted to the position of Captain and Assistant Police Chief. Captain Lawrence's family was present to pin the Captain badge to his uniform.

Corporal Tony Steward was promoted to the position of Lieutenant. Lieutenant Stewart's family was present to pin the Lieutenant badge to his uniform.

Police Officer Matt Kenney was promoted to the position of Corporal. Corporal Kenney's family was present to pin the Corporal badge on his uniform.

All those present including the Council, Police Offices, and families, congratulated those who were promoted. Chief Vaughn invited those in attendance to move to the training room for refreshments to continue the celebration.

PUBLIC HEARINGS

309 Clarkson Road (Wasabi Express), tax abatement legislation

Mayor Roerman opened the public hearing to consider the proposed legislation, Bill #3866 – *“An Ordinance designating a certain tract of land in the City of Ellisville, Missouri as a blighted area; approving the Development Plan for the 309 Clarkson Road redevelopment area; approving a Development Agreement in connection with the Development Plan; and authoring the City to enter into certain agreements and take certain other actions in connection therewith.”* City Attorney Malone entered the following exhibits: Exhibit 1, Certified Copy of the Code of the City of Ellisville, Missouri; Exhibit 2, Notice of Public Hearing; Exhibit 3, Development Plan; Exhibit 4, Notice to Taxing Districts; Exhibit 5, FedEx Receipts for Notices Mailed to Taxing Districts; and Exhibit 6, Ordinance 3622.

No one was sworn in as the representative for this Development Agreement, was the City's outside Bond Council Attorney Mark Grimm. Mr. Grimm was present to answer any questions and explained the term of the tax abatement is for 15 years.

Public Comments

There were no public comments.

Mayor Roemerma polled the audience, no resident/property owner supported and 2 (two) residents/property owners were opposed to the petition. Mayor Roemerma closed the public hearing.

LEGISLATION

Ord #3632 – 2025 Budget Amendments

Council Member Compton introduced Bill #3865, AN ORDINANCE AMENDING ORDINANCE # 3591, TO MAKE CERTAIN AMENDMENTS TO THE 2025 BUDGET FOR THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI. Council Member Compton moved for consideration and perfection of Bill #3865, seconded by Council Member Cahill. The votes on the first reading of Bill #3865 were: Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", Boggs "AYE", Roemerma "AYE", Niebling "AYE", and Compton "AYE". Council Member Compton introduced Bill #3865 for final passage, AN ORDINANCE AMENDING ORDINANCE # 3591, TO MAKE CERTAIN AMENDMENTS TO THE 2025 BUDGET FOR THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI. Council Member Compton moved for final passage of Bill #3865, seconded by Council Member Cahill. The votes on the second reading were: Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", Boggs "AYE", Roemerma "AYE", Niebling "AYE", and Compton "AYE". Bill #3865 becomes ORDINANCE #3632.

Ord #3633 – 309 Clarkson Road (Wasabi Express), Tax Abatement

Council Member Sanborn introduced Bill #3866, AN ORDINANCE DESIGNATING A CERTAIN TRACT OF LAND IN THE CITY OF ELLISVILLE, MISSOURI, AS A BLIGHTED AREA; APPROVING THE DEVELOPMENT PLAN FOR THE 309 CLARKSON ROAD REDEVELOPMENT AREA; APPROVING A DEVELOPMENT AGREEMENT IN CONNECTION WITH THE DEVELOPMENT PLAN; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.

Mayor Roemerma stated that this property has been difficult to develop and that this would allow for a small break for property taxes.

Council Member Sanborn moved for consideration and perfection of Bill #3866, seconded by Council Member Hildebrand. The votes on the first reading of Bill #3866 were: Cahill "NAY", Sanborn "AYE", Hildebrand "AYE", Boggs "AYE", Roemerma "AYE", Niebling "AYE", and Compton "NAY". Council Member Sanborn introduced Bill #3866 for final passage, AN ORDINANCE DESIGNATING A CERTAIN TRACT OF LAND IN THE CITY OF ELLISVILLE, MISSOURI, AS A BLIGHTED AREA; APPROVING THE DEVELOPMENT PLAN FOR THE 309 CLARKSON ROAD REDEVELOPMENT AREA; APPROVING A DEVELOPMENT AGREEMENT IN CONNECTION WITH THE DEVELOPMENT PLAN; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE

CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH. Council Member Sanborn moved for final passage of Bill #3866, seconded by Mayor Roemerman. The votes on the second reading were: Cahill “NAY”, Sanborn “AYE”, Hildebrand “AYE”, Boggs “AYE”, Roemerman “AYE”, Niebling “AYE”, and Compton “NAY”. Bill #3866 becomes ORDINANCE #3633.

PUBLIC COMMENTS

There were no public comments.

MAYOR/COUNCIL BUSINESS/REPORTS

Mayor Roemerman read a proclamation honoring and celebrating the life of Steve Rauschenbach, from the Ellisville business, Mulligan’s Grill. Council Members Compton and Hildebrand also commented on all of the support the community received from Mr. Rauschenbach.

ACTIVE COMMITTEE STATUS/UDPATES

Council Member Compton provided an update on the grant for the Route 66 Mural to recognize the 100th anniversary.

CLOSED SESSION

There was no closed session.

Mayor Roemerman adjourned the regular meeting at 7:36 p.m.

Respectfully submitted,



Leigh A. Dohack, CMC/MRCC
City Clerk



City of Ellisville

1 Weis Avenue
Ellisville, Missouri 63011
636-227-9660

PLANNING AND ZONING COMMISSION REPORT AND RECOMMENDATION

March 13, 2026

Mayor Mike Roemerman
City Council
City of Ellisville

The Planning and Zoning Commission, in its role as the City's primary land use advisory board, reviewed Petition 26-03-01: City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Sections 400.492 and 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville, Missouri, to revise regulations applicable to lighting and signage within the City of Ellisville, Missouri.

The Planning and Zoning Commission held a Public Hearing on March 11, 2026 and discussed the following comments and concerns:

- The amendment would allow signage lighting to have a correlated color temperature (CCT) of up to 4100 Kelvin (K).
- The amendment would allow street lighting up to 3000 K, instead of the current maximum of 2700 K.
- The amendment applies only to signage and streetlights; all other on-site lighting remains restricted to 2700 K.
- Many existing signs in Ellisville currently use lighting between 6000–10,000 K, and prior permits had not consistently tracked correlated color temperature.
- Increasing color temperature from 2700 K to 4100 K represents a significant change in lighting standards.
- Higher color temperatures may affect perceived brightness and visual range at night.
- There is potential confusion between color temperature (Kelvin) and brightness (lumens); higher Kelvin does not necessarily improve visibility.
- Higher color temperatures may impact eye health, especially for sensitive populations.
- Terms such as “warm white” or “neutral white” are subjective, and using a specific Kelvin value provides more objective regulation.

- A smaller increase from 2700 K to 3000 K for street lighting raises fewer concerns than the larger increase to 4100 K for signage.

Public Comment:

- Concern that increasing lighting above 2700 K may harm eye health. Noted that higher color-temperature lighting may reduce nighttime visibility, despite appearing brighter. Brightness (lumens) is separate from color temperature (Kelvin). Higher Kelvin does not necessarily improve nighttime visibility. Higher Kelvin may disrupt the night sky. Recommended that the City include a specific, quantifiable Kelvin measurement rather than subjective terms like “warm white” or “neutral white.”

After holding a Public Hearing on March 11, 2026, the Planning and Zoning Commission duly-adopted a motion to forward a favorable recommendation to the City Council of the aforementioned Petition #26-03-01, as depicted in Exhibit A.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Stuart.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lee Foster	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mindy Kelley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pursuant to Operation Rules and Procedures Article I, Section 6, approval by the Commission shall require the affirmative vote of at least five (5) members of the Commission. As five affirmative votes were not received, the motion fails and the Commission forwards a negative recommendation.

Sincerely,



 MIKE BECKER, Chairman



Memo

To: Bill Schwer, City Manager

From: Ada Hood, City Planner

Meeting

Date: March 18, 2026

Re: A City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Sections 400.492 and 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville

SUMMARY

The City previously adopted amendments to the Zoning Code and Sign Code establishing a maximum Correlated Color Temperature (CCT) of 2,700 Kelvin (K) for outdoor lighting, street lighting, and illuminated signage. The intent of these standards was to ensure that lighting throughout the City provides appropriate illumination for direction, safety, and visibility, while also minimizing glare, reducing impacts on adjacent residential properties, and preserving the character of the nighttime environment.

Since adoption of these requirements, City staff has received substantial feedback from several lighting and sign manufacturers, designers, and installers indicating that lamps limited to a maximum CCT of 2,700 K are not readily available or practical for many modern lighting and signage applications. Industry representatives have explained that most contemporary LED lighting systems—particularly those used for exterior site lighting and illuminated signs—typically operate at higher color temperatures.

Sign contractors have also noted that when illumination passes through a sign face or cabinet, the perceived color difference between 2,700 K and slightly higher color temperatures is minimal and does not materially affect the appearance of the sign or its impact on surrounding properties.

In response to this feedback, City staff is recommending a modest adjustment to the Zoning Code and Sign Code to better align the regulations with currently available lighting technology while maintaining the City's broader goals of minimizing excessive brightness and preserving community character.

March 12, 2026

Under the proposed amendment, the maximum allowable Correlated Color Temperature (CCT) would be revised as follows:

- **Outdoor lighting:** maximum 3,000 K
- **Street and sidewalk lighting:** maximum 3,000 K
- **Sign illumination:** maximum 4,100 K

These revisions provide practical flexibility for property owners and contractors while continuing to maintain reasonable controls on lighting appearance and intensity. **The change to outdoor lighting was intended to affect decorative fixtures, which are currently exempt from the 2,700 K requirement, ensuring consistency with existing standards without broadening the scope of regulation. In other words, all other outdoor lighting would require compliance with 2700K maximum.**

The revisions will improve the practicality and enforceability of the City's lighting regulations, better align the code with current lighting technology and industry standards, and continue to uphold the City's broader goals of controlling glare, protecting adjacent residential properties, and maintaining an appropriate nighttime environment.

PLANNING AND ZONING RECOMMENDATION

The Planning Commission reviewed the proposed text amendment and expressed concern regarding the changes, noting potential impacts on the City's existing lighting standards and community character. After discussion, the Commission forwarded a negative recommendation on the amendment. It was also noted that a super-majority vote of the City Council will be required for adoption of the proposed changes.

RECOMMENDATION

City staff recommends that the City Council conduct a public hearing to receive community input regarding the proposed text amendments to Chapter 400 (Zoning) and Chapter 410 (Signs and Advertising Devices), as required by the municipal code.

Following the public hearing, staff recommends that the Council approves the amendment **with the elimination of changes proposed to Section 400.492.D.2.c.**

March 12, 2026

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3867
ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE IV: LAND USE; CHAPTER 400: ZONING REGULATIONS, SECTIONS 400.492 AND 400.493, AND TITLE IV: LAND USE; CHAPTER 410: SIGNS AND ADVERTISING DEVICES, SECTIONS 410.080 AND 410.100 OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, RELATING TO LIGHTING REQUIREMENTS.

WHEREAS, Section 2.1 of the Charter of the City of Ellisville, Missouri confers to the City all powers which the General Assembly of the State of Missouri has authority to confer upon any municipality, provided such powers are consistent with the Constitution of the State of Missouri and are not limited or denied either by the Charter or by Statute; and

WHEREAS, Chapter 89, RSMo authorizes the City of Ellisville to enact land use regulations designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements; and

WHEREAS, City staff recommends amending Title IV: Land Use; Chapter 400: Zoning Regulations and Chapter 410: Signs and Advertising Devices, of the Code of the City of Ellisville, Missouri to amend its regulations relating to lighting requirements for outdoor lighting and for sign lighting; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City of Ellisville on March 11, 2026, pursuant to the legal notices and Title IV: Land Use, of the Code of the City of Ellisville, Missouri, to amend said land use and sign code regulations, and the Planning and Zoning Commission forwarded a negative recommendation of the proposed amendments to the City Council; and

WHEREAS, a public hearing was held by the Council of the City of Ellisville on March 18, 2026, pursuant to legal notices and Title IV: Land Use, of the Code of the City of Ellisville, Missouri, to amend said land use and sign code regulations; and

WHEREAS, the City Council finds that amendment of said land use and sign code regulations will not adversely affect the character of the neighborhood, traffic conditions, fire hazards, public utility facilities and other matters pertaining to public health, safety and general welfare of the community; and

WHEREAS, a copy of the proposed Ordinance was made available for public inspection prior to its consideration by the Council.

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

SECTION 1: Title IV: Land Use, Chapter 400: Zoning Regulations, Sections 400.492, and 400.493 of the Code of the City of Ellisville, Missouri, is hereby amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 2: Title IV: Land Use, Chapter 410: Signs and Advertising Devices, Sections 410.080 and 410.100 of the Code of the City of Ellisville, Missouri, is hereby amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 3: All other Sections and Subsections of Chapter 400: Zoning Regulations and Chapter 410: Signs and Advertising Devices, of the Code of the City of Ellisville, Missouri shall remain in full force and effect.

SECTION 4: The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds that the valid portions of this ordinance are so essential to, inseparably connected, with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 5: 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 _____, 2026.

First Reading votes:
DATE: _____

Second Reading votes:
DATE: _____

	AYE	NAY	ABSTAIN
NIEBLING	_____	_____	_____
COMPTON	_____	_____	_____
CAHILL	_____	_____	_____
SANBORN	_____	_____	_____
HILDEBRAND	_____	_____	_____
BOGGS	_____	_____	_____
ROEMERMAN	_____	_____	_____

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

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

[*new language in red, language to be repealed struck through*]

TITLE IV. LAND USE

CHAPTER 400. ZONING REGULATIONS

ARTICLE VIII. SITE DESIGN

SECTION 400.492. OUTDOOR LIGHTING REQUIREMENTS.

...

D. General Requirements.

1. Outdoor lighting shall be required for safety and personal security in areas of pedestrian assembly and sidewalks, and vehicular parking and drive aisles and in association with all uses where activity occurs outdoors during hours of darkness.
 - a. For all applicable uses and structures, such lighting shall be so arranged and/or fully shielded as to eliminate the intrusion of light or glare onto adjoining residential property and streets.
 - b. For commercial or industrial uses, such lighting shall provide a minimum of one-half (0.5) footcandle of lighting and a maximum average of three (3) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.
 - c. For multifamily residential and institutional uses, such lighting shall provide a minimum of one-fifth (0.2) footcandle of lighting and a maximum average of one and one-half (1.5) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.
 - d. Exception: Outdoor lighting shall not be required for events enhanced by darkness or dark skies.
2. All outdoor light fixtures/lamps/bulbs installed or hereafter replaced shall comply with the following:
 - a. Light fixtures must be fully shielded.
 - b. Light fixtures must be aimed directly downward [e.g., ninety degrees (90°) perpendicular] to the ground.

- (1) Exception: Decorative uplighting is allowed to be aimed at a vertical surface so long as it shielded in such a way that the light does not leak above the height of the surface or the overhang of the soffit.
- c. Lamps may not exceed a CCT of ~~three thousand two thousand seven hundred (2,700)~~ **(3,000)** K.
- d. Lamps must be completely recessed so that the lamp is not visible.
- e. No light shall be emitted above ninety degrees (90°) from the lamp.
 - (1) Exceptions.
 - (a) Light from decorative uplighting mounted to a wall may be emitted above ninety degrees (90°) from the lamp. However, such lighting may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ **three thousand (3,000)** K.

...

SECTION 400.493. SIDEWALK AND STREET LIGHTING REQUIREMENTS.

A. Sidewalk Luminaires.

- 1. Every property along Manchester Road and along Clarkson Road shall be required to install sidewalk luminaires, in association with:
 - a. New construction;
 - b. Use and/or reuse of property which has been vacant for one (1) year or more;
 - c. Any addition to existing structure(s);
 - d. Exterior facade renovations; and
 - e. Exterior site changes.

Exception: A change in use and/or reuse of property within less than one (1) year of vacancy will not trigger the requirement to install sidewalk luminaires.

- 2. Sidewalk luminaires shall comply with the City's Sidewalk Luminaire Guidelines available at City Hall. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ **three thousand (3,000)** K.

B. Residential Streetlights. Upon infill or redevelopment of any property for residential use(s), if no streetlights exist within the general proximity [two hundred (200) feet] of the infill lot's boundaries, a new decorative streetlight(s) will be required. The decorative streetlight(s) shall comply with the City's Residential Street Light Guidelines available at City Hall.

Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~
~~three thousand (3,000)~~ K.

TITLE IV. LAND USE

CHAPTER 410. SIGNS AND ADVERTISING DEVICES

ARTICLE III. GENERAL REGULATIONS

SECTION 410.080. REGULATIONS APPLICABLE TO ALL SIGNS.

...

C. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ ~~three thousand (3,000)~~ **four thousand, one hundred (4,100)** K.

...

SECTION 410.100. SIGN CODE ADMINISTRATION.

...

B. *Application.* No permit may be granted until after an application has been filed with and the appropriate fee paid to the City. An application for a sign permit shall be made in writing upon forms provided by the City. The permit request shall be accompanied by plans and specifications as required by the Code Enforcement Officer to determine compliance with this Code and may include the following:

1. The scale to which the plans are drawn;
2. A site plan illustrating the location of the subject sign within the project site, including dimensions of linear frontage, setback, landscape areas, right-of-way lines and easements;
3. Fully dimensioned architectural elevations, with total facade area, depicting the placement of the proposed signage and any existing signs;
4. Detailed drawings of the proposed sign, including total sign area, dimensions, colors, materials, proposed copy, letter style (exact type face) and size;
5. Method of any illumination and notes indicating:
 - a. Whether the sign is U.L. approved; and
 - b. That an electrical permit will be secured from St. Louis County prior to installation; and
 - c. Lamp Specifications: Detailed documentation, including manufacturer data sheets or technical specifications, verifying that all proposed lamps do not exceed a Correlated Color Temperature (CCT) of ~~two thousand seven hundred (2,700)~~ ~~three thousand (3,000)~~ **four thousand, one hundred (4,100)** Kelvin (K).

- d. Measurements or calculations demonstrating that the total outdoor light output, measured in footcandles (fc), does not exceed five footcandles (5 fc) at any point on the property.
 - e. The submitted materials must provide sufficient detail to enable the Code Enforcement Officer to verify compliance with the specified lighting standards.
6. Any other information deemed relevant by the Code Enforcement Officer to determine compliance with this Code.

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CITY OF ELLISVILLE

PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for homes, fuel for our fires and countless other wood products; and

WHEREAS, the trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, the City of Ellisville has received each year for the past forty-five consecutive years State and National recognition as a “Tree City, U.S.A.” for its beautification and urban forestry practices.

NOW, THEREFORE, I, Mayor Mike Roemerman, do hereby proclaim Thursday, April 23, 2026, as **ARBOR DAY**, within the City of Ellisville, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands; and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Ellisville, Missouri to be affixed on this 18th day of March, 2026.

CITY OF ELLISVILLE

MAYOR MIKE ROEMERMAN

ATTEST:

CITY CLERK