



**APRIL 1, 2026**  
**TENTATIVE AGENDA**

**REGULAR COUNCIL MEETING AGENDA**

Posted: 2:00 p.m., Friday, March 27, 2026

Voting Order M-1-2-3

*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 – March 18, 2026 Regular Council Meeting [Pages 3-5](#)
- VI. Public Comments I
- VII. Petitions
  - A. Request of Mark Van Horn with the Chesterfield Lions to seek approval to sell malt liquor by the drink at the Ellisville 4th of July celebration in Bluebird Park.
  - B. Petition of Kent Whitaker for City Council consideration and approval allowing a galvanized metal mesh garden fence installed in the rear yard of their home located at 302 Wolff Lane within the R-1 Single Family Residential Zoning District. [Pages 7-12](#)
- VIII. Legislation
  - A. Bill #3868 [Pages 13-15](#) AN ORDINANCE AMENDING TITLE V: BUILDING AND CONSTRUCTION; CHAPTER 500: BUILDING AND PROPERTY MAINTENANCE REGULATIONS; SECTION 500.020, OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, REGARDING GARAGE AND CARPORT DRIVEWAYS.

- B. Res #04-01-2026      A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PLANNING GRANT APPLICATION ON BEHALF OF THE CITY OF ELLISVILLE TO THE MUNICIPAL PARK GRANT COMMISSION OF ST. LOUIS COUNTY FOR RENOVATION OF THE PLAYGROUND IN BLUEBIRD PARK.
- Pages 17-20

IX. Public Comments II

X. Mayor/Council Business/Reports

A. Reappointments of Emily Laboube, Peggy Gay, and Cindy Slota to the Park Board.

B. Appointment to the Park Board to fill vacancy in District 2.

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**

**MARCH 18, 2026**

Mayor Roemerman opened this Regular Council Meeting at 7:16 p.m. In attendance were Council Members Compton, Cahill, Hildebrand, and Boggs. Council Members Niebling and Sanborn were absent.

Also present were: City Attorney Malone, City Manager Schwer, Chief Vaughn, City Planner Ada Hood, and City Clerk Dohack.

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Mayor Roemerman moved to approve the minutes from March 4, 2026 Regular Council Meeting, seconded by Council Member Boggs. The votes on the approval were: Hildebrand "AYE", Boggs "AYE", Roemerman "AYE", Compton "AYE", and Cahill "AYE".

**PUBLIC COMMENTS I**

There were no public comments.

**RECEIPT/FILING PLANNING AND ZONING COMMISSION**

Mayor Roemerman moved to receive and file the following Planning and Zoning Commission's recommendation:

- 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.

Council Member Compton seconded the motion. The votes were: Hildebrand "AYE", Boggs "AYE", Roemerman "AYE", Compton "AYE", and Cahill "AYE".

**PUBLIC HEARINGS**

**Amends Municipal Code, Chapters 400 and 410 pertaining to Signs and Lighting**

Mayor Roemerman opened the public hearing to 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. City Attorney Malone entered the following exhibits: Exhibit 1, Certified Copy of the Code of the City of Ellisville, Missouri; Exhibit 2, Zoning District Map; Exhibit 3, Comprehensive City Plan; Exhibit 4, Notice of Public Hearing before Commission and Council; Exhibit 5, Notice published in St. Louis County *Legal Ledger* on February 24, 2026; Exhibit 6, Memorandum from the City Planner to Chairman Becker dated March 5, 2026; Exhibit 7, Memorandum from the City Planner to City Manager dated March 12, 2026; Exhibit 8, Planning and Zoning Commission Report and Recommendation forwarding a negative recommendation, dated March 13, 2026; Exhibit 9, Draft Text Amendment; Exhibit 10, Dark Sky Friendly Outdoor Lighting for Policy Makers handout; Exhibit 11, Dark Sky International 2026 Municipal Code for Outdoor Lighting; Exhibit 12, Five Principles for Outdoor Lighting from Dark Sky International; Exhibit 13, Email Correspondence from Lauren Edens with Ameren from January 27, 2026; and Exhibit 14, Colour Temperature Scale.

City Planner Hood and City Manager Schwer were sworn in by City Clerk Dohack. City Planner Hood began the presentation stating that a red-lined version was provided to the Council and in summary the proposed amendments would change the street lighting requirements regarding Kelvins, for both residential and commercial applications. City Planner Hood noted this would also change signage and decorative building lighting. City Planner Hood stated that the Planning and Zoning Commission gave a negative recommendation for the proposed changes and also commented that three (3) Planning and Zoning Commissioners were absent at the March 11, 2026 meeting. Mayor Roerman noted that the Planning and Zoning Commission members did not have access to the Dark Sky International information provided to the Council this evening as part of the Public Hearing. Mayor Roerman clarified that when the previous regulations were approved that most of the information provided, at that time, was from a former Council Member who received it from Dark Sky International. Mayor Roerman went on to state that updated information from Dark Sky International was provided to the Council this evening.

Since this new information was not available to the Planning and Zoning Commission for their deliberation, Mayor Roerman moved to send this back to the Planning and Zoning Commission for reconsideration. The motion was seconded by Council Member Compton. Council Member Cahill questioned how these regulations would be metered, enforced and how existing lighting/signs would be grandfathered. Staff has a light meter that would allow for review of the lighting. Mayor Roerman commented that Ameren does not stock lighting fixtures that would meet our current regulations and if they stayed in place the City will be responsible for replacement of these fixtures and also directed the Council to the Dark Sky International US Municipal Code Model Ordinance notes that the spectrum would be 3000 Kelvins. Mayor Roerman also stated that the provided information will assist with making a more informed decision. Council Member Compton also suggested that the emission of a sign cabinet could be a set standard at 3000 Kelvins to keep this regulation consistent.

The votes on the motion to send this petition back to the Planning and Zoning Commission for reconsideration were: Hildebrand "AYE", Boggs "AYE", Roerman "AYE", Compton "AYE", and Cahill "AYE". The motion was approved and this petition will be reconsidered at the April 8, 2026 Planning and Zoning Commission meeting.

*Public Comments*

There were no public comments.

Mayor Roemerma closed the public hearing.

**LEGISLATION**

Bill 3867 – Text Amendments to Municipal Code, Chapter 400 and 410 regarding lighting/signage  
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. *This Bill will be brought back to the Council after the Planning and Zoning Commission reconsideration.*

**PUBLIC COMMENTS**

There were no public comments.

**MAYOR/COUNCIL BUSINESS/REPORTS**

Arbor Day Proclamation

Mayor Roemerma read a proclamation declaring April 23, 2026 as Arbor Day within the City of Ellisville and requesting residents’ plant and care for trees in the area. It was noted that this is the 45<sup>th</sup> year that the City of Ellisville has received this designation.

Reappointment to Park Board

Mayor Roemerma moved to reappoint George Sackett to the Park Board, seconded by Council Member Compton. The votes on the motion were: Hildebrand “AYE”, Boggs “AYE”, Roemerma “AYE”, Compton “AYE”, and Cahill “AYE”. The remaining reappointments will be done at the next Council Meeting.

**ACTIVE COMMITTEE STATUS/UPDATES**

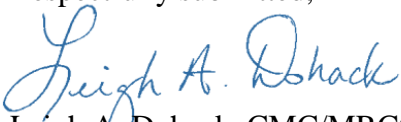
Council Member Compton stated that there was no update on the grant for the Route 66 Mural, at this time.

**CLOSED SESSION**

There was no closed session.

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


Respectfully submitted,

  
Leigh A. Dohack, CMC/MRCC  
City Clerk

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# Memo

To: Bill Schwer, City Manager  
From: Ada Hood, City Planner   
Meeting  
Date: April 1, 2026  
Re: Petition of Kent Whitaker for City Council consideration and approval allowing a galvanized metal mesh garden fence installed in the rear yard of their home located at 302 Wolff Lane within the R-1 Single Family Residential Zoning District

## BACKGROUND

City code Section 400.360 regulates the construction of fences. Specifically, garden fences are allowed with City Council approval.

The applicant is proposing to install a garden fence enclosure measuring 24' by 15' and 6' in height.

The complete regulations pertaining to fences are as follows:

Section 400.360 Fences and Walls.

Chapter 400. Zoning Regulations

Article VII. Supplemental Regulations

Section 400.360. Fences and Walls.

[R.O. 2005 §30-73; CC 1997 §30-73; Ord. No. 2214 §1, 12-3-1997; Ord. No. 3170 §2, 8-20-2014; Ord. No. 3315 § 1, 3-15-2017; Ord. No. 3334 § 1, 7-19-2017]

A. Fences as defined in Section **400.090** may be located on all lots in compliance with the following:

1. Permit Requirements.

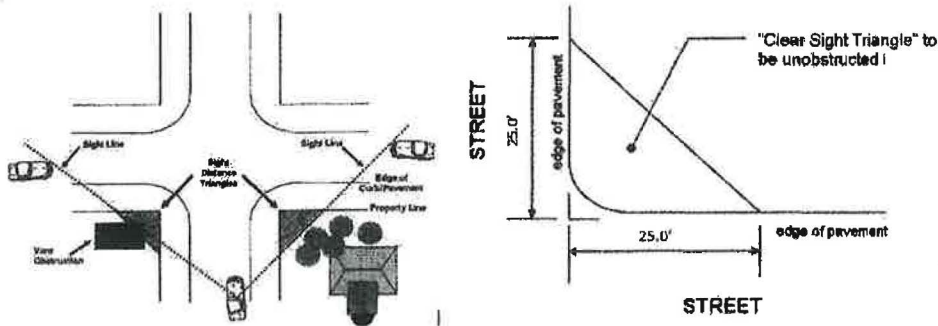
- a. All fences must have a permit. Applications for a fence permit must be accompanied by a plot plan of the property indicating the location of the fence on the lot.
- b. The property owner shall be responsible for reviewing subdivision indentures (if applicable) prior to submitting a fence permit application.
- c. A building permit is required for construction of all decorative walls and retaining walls measuring thirty-six (36) inches in height or greater.

March 26, 2026

2. Specifications.

a. Fences cannot exceed six (6) feet in height, measured vertically between the lowest and highest points of the fence paneling, with the exception of hedges and shrubs, which do not have a height restriction. Post caps and finials cannot exceed seven (7) feet in height, measured from the base of the post.

b. Fences shall not impede the view of any intersection and shall not be constructed within the sight distance triangle, as depicted in the diagram to this Section [twenty-five (25) feet of the street intersection].



c. The finished side of the fence shall face outward for that portion of the fence facing the street(s) and/or adjacent property.

d. No fence may be built forward of the required front building line, unless the following requirements are met:

(1) Said fence shall be decorative or ornamental and shall be restricted to four (4) feet in height, measured vertically between the lowest and highest points of the fence paneling, and shall be at least fifty percent (50%) open.

(a) Exception. Stone or brick walls shall not exceed three (3) feet in height and need not be at least fifty percent (50%) open.

(2) Post caps and finials may not exceed five (5) feet in height, measured from the base of the post.

(3) Chain-link fences, wire fences, wire mesh fences, snow fences or fences constructed in any part with such materials shall not be considered decorative or ornamental.

(4) If it is unclear as to whether a proposed fence is decorative, the City Council shall make the determination that the material and style of the fence embellish, enhance or add to the attractiveness of the building and site and are harmonious with the adjacent buildings, landscaping and other fences and do not diminish their attractiveness.

e. If a fence is to abut the front yard of a residentially used property, said fence shall meet the requirements of Subsection B(4)(a) through (d), above.

f. Fences abutting a residential zoning district from a commercial, institutional or light industrial use shall be sight proof and shall be six (6) feet in height, or a height as required by the Council.

g. All fences shall comply with the provisions of Sections 400.170 and 400.480 of this Chapter.

### 3. Prohibited Fences.

a. Chain-link fences are prohibited in all zoning districts.

b. The erection of concertina, barbed-wire, electrified or other fencing or fencing materials deemed harmful to humans is prohibited in all zoning districts.

### 4. Exceptions.

a. Chain-link fences may be allowed for single-family and institutional uses, gardens and planter beds with the approval of the Council.

b. Existing chain-link fences in the "R-1" Single-Family Residential Zoning District may be replaced with chain-link fencing without Council approval.

5. Waivers. The City Council shall have the authority to waive any of the requirements of this Section.

### **RECOMMENDATION**

Staff recommends the City Council determines whether the request is appropriate at this location.

## Ada Hood

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**From:** Kent Whitaker [REDACTED] > on behalf of Kent Whitaker  
**Sent:** Wednesday, March 25, 2026 1:25 PM  
**To:** Ada Hood  
**Subject:** Garden Fence Approval - 302 Wolff Ln  
**Attachments:** 302 Wolff Ln Garden Fence.pdf; Garden Fence Location Photo - 302 Wolff Ln.pdf

City Council - City of Ellisville  
1 Weis Ave.  
Ellisville, MO 63011

Re: Garden Fence Approval

Dear City Council Members -

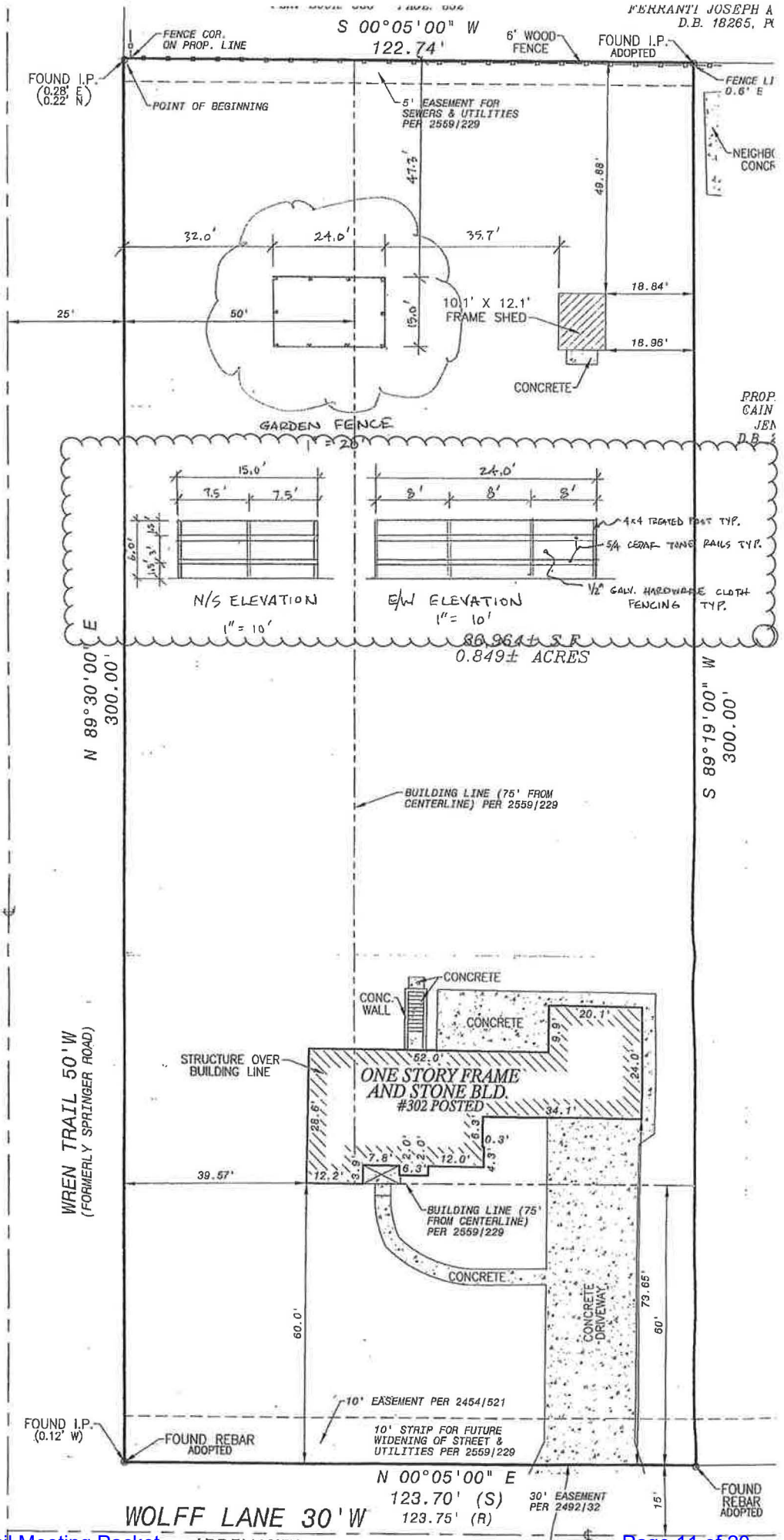
I hereby request your approval of the 24' x 15' garden plot fence as submitted for the property located at 302 Wolff Ln.  
Thank you for your consideration.

Kent Whitaker  
302 Wolff Ln  
Ellisville, MO 63011  
[REDACTED]

**INGER AND  
VISION**  
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FERRANTI JOSEPH A  
D.B. 18265, P



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

**BILL NO. 3868**  
**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE V: BUILDING AND CONSTRUCTION; CHAPTER 500: BUILDING AND PROPERTY MAINTENANCE REGULATIONS; SECTION 500.020, OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, REGARDING GARAGE AND CARPORT DRIVEWAYS.**

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

**WHEREAS**, pursuant to Section 67.280, RSMo, the City has adopted the International Building Code, 2015 Addition, and the International Residential Building Code, 2015 Addition, via Section 500.010 of the Code of the City of Ellisville, Missouri (the “Code”); and

**WHEREAS**, the City has incorporated various amendments to said technical codes in Section 500.020 of the Code of Ellisville, Missouri; and

**WHEREAS**, the City desires to update the Code to require accessory buildings and structures that meet the definition of garage and carport to have a driveway to maintain consistency with City building standards; and

**WHEREAS**, the City Council has determined that it would be in the best interest of the City to amend Section 500.020 to require garages and carports to have a driveway; 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 V: Building and Construction; Chapter 500: Building and Property Maintenance Regulations; Section 500.020, of the Code of the City of Ellisville, Missouri, is hereby amended as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

**SECTION 2:** All other Sections and Subsections of Title V: Building and Construction; Chapter 500: Building and Property Maintenance Regulations, of the City of Ellisville, Missouri shall remain in full force and effect.

**SECTION 3:** This Ordinance shall be in full force and effect thirty (30) days from and after its passage and approval of the Council.

**BILL NO. 3868**

**ORDINANCE NO.**

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:** \_\_\_\_\_

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

<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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**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, unaffected subsections indicated by ellipses* ]

**Title V. Building and Construction**

**Chapter 500. Building and Property Maintenance Regulations**

**Section 500.020 Amendments to Building Codes**

A. The following additions, insertions and changes shall be incorporated into the International Building Code, 2015 Edition, adopted as provided for in Section 500.010:

...

- 10. All accessory buildings and structures, as defined in Section 400.090, that:
  - a. are used to store motor vehicles, including but not limited to cars, trucks, motorcycles, ATVs, golf carts, trailers, commercial landscaping equipment, and mobile business vehicles;
  - b. are equipped with doors that provide sufficient access for motor vehicles, including but not limited to overhead or roll-up doors, garage-style doors, or any door over a certain 8' in width;
  - c. are used as a garage or carport; or
  - d. are designed for regular motor vehicle access, by having a paved apron or a reinforced slab typical for vehicle loads;
 shall be required to install a driveway in accordance with all applicable requirements of the Code. Anyone proposing to construct an accessory building or structure that wishes to be relieved of the driveway requirements contained herein shall seek a waiver from the City Council.

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# City of Ellisville

## Department of Parks and Recreation

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Memo To: Mayor and City Council

From: Sally Grobelny, Director of Parks and Recreation

Date: March 26, 2026

RE: Bluebird Park – Bussmann Pavilion

Included on the agenda is a Resolution to apply for a St. Louis County Municipal Park Planning Grant to develop a plan to renovate the playground in Bluebird Park. As a part of the Ellisville Parks and Recreation Master Plan, the playground replacement. The grant funding will be used to prepare a plan to apply for a construction grant through the St. Louis County Municipal Park Grant commission to renovate the eastern portion of Bluebird Park. The grant request is 8,000.00 with a city Match of 2,000.00.

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

**RESOLUTION #04-01-2026**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PLANNING GRANT APPLICATION ON BEHALF OF THE CITY OF ELLISVILLE TO THE MUNICIPAL PARK GRANT COMMISSION OF ST. LOUIS COUNTY FOR RENOVATION OF THE PLAYGROUND IN BLUEBIRD PARK.**

**WHEREAS**, the City of Ellisville deems it necessary to improve a public park or facility, more specifically the renovation of the playground in Bluebird Park (the “Project”); and

**WHEREAS**, a copy of this Resolution has been provided for public inspection prior to consideration by the Council.

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

**SECTION 1:** An Application shall be made to the Municipal Park Grant Commission of St. Louis County for a planning grant for some or all the costs of the Project, reimbursable by the Municipal Park Grant Commission of St. Louis County upon completion by the City.

**SECTION 2:** The Council hereby directs that a Project proposal be prepared and submitted to the Municipal Park Grant Commission of St. Louis County.

**SECTION 3:** The City of Ellisville authorizes William Schwer, City Manager to sign and execute the necessary documents for forwarding the Project proposal application and later execute an agreement for a grant-in-aid from the Municipal Park Grant Commission of St. Louis County.

**SECTION 4:** If a grant is awarded, the City of Ellisville will enter into an agreement or contract with the Municipal Park Grant Commission of St. Louis County regarding said grant.

**THIS RESOLUTION READ IN FULL AND ADOPTED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

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

**ATTEST:**

**CITY OF ELLISVILLE**

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

\_\_\_\_\_  
**MAYOR**

Approved as to form:

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