

**CITY OF ELLISVILLE  
COUNCIL MEETING**

**JUNE 16, 2021**

Due to the Saint Louis County Executive Order gathering limitations the June 16, 2021 Regular Council meeting was held via live videoconference and some of the Council Members met in person. A link was provided on the City's website for all that wanted to participate in the videoconference.

Mayor Roerman served as the host of this videoconference meeting and opened this Regular Meeting at 8:19 p.m. In attendance were Council Members McGrath, Compton, Cahill, Reel, Duffy, and Boggs.

Also present in person and via videoconference were: City Manager Schwer, City Attorney Restovich, City Planner Hood, Chief Steve Lewis, and City Clerk Dohack.

All those in attendance via videoconference recited the Pledge of Allegiance led Council Member Boggs.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Mayor Roerman moved to approve the minutes from the May 19, 2021 Regular Council Meeting. The motion was seconded by Council Member Compton. The votes on the minutes were: Cahill "AYE", Reel "AYE", Duffy "AYE", Boggs "AYE", Roerman "AYE", McGrath "AYE", and Compton "AYE".

**PUBLIC COMMENTS I**

There were no public comments.

**AUDIT REPORT**

Allen Schulte with Botz, Deal & Company, P.C. gave a brief report regarding their Comprehensive Annual Financial Report for Fiscal Year ending December 31, 2021, pages from the report were provided on the television screens for the audience to during Mr. Schulte's report. Director of Administrative Services Don Cary was also noted that the report is now available on the City's website. Mr. Schulte noted that the City is in good financial standing due to City's current financial policies.

**PETITIONS**

15642 Clayton Road, St. Clare of Assisi Men's Club Oktoberfest – Special Event Liquor License  
John Zieser of St. Clare of Assisi Men's Club, 15642 Clayton Road, will seek approval to conduct their annual Oktoberfest event, including the sale of malt liquor and wine outside, on Friday, October 1, 2021 from 4:00 – 10:00 pm.

Mr. Zeiser participated in the meeting remotely to request and answer questions.

Mayor Roemerman moved to approve that request as presented, seconded by Council Member Duffy. The votes were: Cahill “AYE”, Reel “AYE”, Duffy “AYE”, Boggs “AYE”, Roemerman “AYE”, McGrath “AYE”, and Compton “AYE”.

Ellisville Athletic Association, 2021-2022 Liquor License Renewal Fee waiver

Ellisville Athletic Association, 2301 Westhills Park Drive requests a waiver of the annual fee of \$450 for their 2021-2022 Liquor License Renewal due to the pandemic.

Mayor Roemerman moved to approve that request as presented, seconded by Council Member Compton. The votes were: Cahill “AYE”, Reel “AYE”, Duffy “AYE”, Boggs “AYE”, Roemerman “AYE”, McGrath “AYE”, and Compton “AYE”.

**RECIPT/FILING PLANNING AND ZONING RECOMMENDATIONS/REPORTS**

Mayor Roemerman moved to receive and file of the following Planning and Zoning Commission’s recommendations:

- A. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated June 10, 2021 relative to the petition of Chad Fairbanks, Core States Group on behalf of JP Morgan Chase Bank, N.A., for approval of (1) Rezoning from C-3 Commercial to (2) C-5 Planned District Commercial with (3) Associated Site Development Plan, (4) Boundary Adjustment Plat authorizing a new Financial Institution with a stand-alone ATM Drive-Through Facility located at 100 Clarkson Road and 1319 Froesel Drive.

The motion was seconded by Council Member Duffy. The votes were: The votes were: Cahill “AYE”, Reel “AYE”, Duffy “AYE”, Boggs “AYE”, Roemerman “AYE”, McGrath “AYE”, and Compton “AYE”.

**PUBLIC HEARING**

100 Clarkson Road and 1319 Froesel (Chase Bank), Rezone to C-5, Site Development Plat, and Boundary Adjustment Plat for Financial Institution with drive-through and ATM

Mayor Roemerman opened the public hearing regarding the petition of Chad Fairbanks with Core States Group on behalf of JPMorgan Chase Bank, N.A. for approval of (1) Rezoning from C-3 Commercial to (2) C-5 Planned District Commercial with (3) Associated Site Development Plan, (4) Boundary Adjustment Plat authorizing a new Financial Institution with a stand-alone ATM Drive Through Facility located at 100 Clarkson Road and 1319 Froesel Drive. City Attorney Restovich entered the following exhibits for purposes of this hearing: Exhibit 1-16, entered at public hearing before the Planning and Zoning Commission on June 9, 2021; Exhibit 17, Planning and Zoning Commission favorable recommendation dated June 10, 2021; and Exhibit 18, City Planner’s Memo dated June 10, 2021.

Chad Fairbanks with Core States Group, Bruce LaSure, Jane Heady with Chase Bank, Beau Reinberg, City Manager Schwer and City Planner Hood were all sworn in. It was noted that the petitioner was in agreement with all the staff recommendations. Council Member Cahill asked what would be happen to the back lot. Mr. Fairbanks stated that there were no immediate plans for the back lot and that they asphalt would be removed and seeded with the required landscape buffer. It was noted that the back lot will also be rezoned to C-5 Planned Zoning District and that

if a future development would be proposed it will come before the Council for consideration. Discussion continued pertaining to the luminaire and the water detention. Council Member Compton asked about buried power lines and it was noted that along Clarkson the lines are to be buried. The last comment from Council Member Compton noted the issue with the light at Froesel Drive and the need for it to be adjusted. The entrances at Clarkson Road and the access on Froesel Drive was discussed. Mayor Roemerma asked about the building placement on the lot and representatives noted that there is a feature placement with the building that will be seen from the intersection. Council Member Compton asked about a sidewalk on Froesel Drive and Mr. Fairbanks noted that a new sidewalk will be built along both lots.

There were no public comments.

Mayor Roemerma polled the Ellisville residents and property owners participating remotely regarding proposed text amendments as presented: Two (2) residents were in favor and no one was in opposition.

Mayor Roemerma closed the public hearing.

## **LEGISLATION**

### **Ord. #3481, 100 Clarkson Road and 1319 Froesel (Chase Bank) Rezoning, Site Development Plat and Boundary Plat Adjustment**

Council Member Duffy introduced Bill #3712, AN ORDINANCE APPROVING A SITE DEVELOPMENT PLAN, A BOUNDARY ADJUSTMENT PLAT, AND A CHANGE IN ZONING OF THE PROPERTIES LOCATED AT 100 CLARKSON ROAD AND 1319 FROESEL DRIVE FROM THE “C-3” COMMERCIAL ZONING DISTRICT TO THE “C-5” PLANNED COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Duffy moved for consideration and perfection of Bill #3712, seconded by Council Member McGrath.

Council Member Duffy moved to remove the luminaire requirements from the development. Noting that there is enough lighting and the luminaires would be excessive. There was no second for the motion.

Council Member Duffy moved to add the requirement that the luminaires include a timer to have them go off by 11:00 pm. There was not second for this motion.

Council Member Duffy also brought up for during the discussion of Bill #3712 the following: Until he passed away in 2019, Assistant City Engineer John Collins was integral part of the City staff. He was well liked by Council Members, residents, businesses, developers, and contractors and did an excellent job of keeping everyone informed and cooperative. As part of this project, Beau Reinberg with Shawneetown development has offered to make a significant contribution to “Lights Out Heartland” in John’s honor. Council Member Duffy thanks Mr. Reinberg for his generosity. Council Member Duffy also noted that the new trail in Hummingbird Park could be dedicated to John Collins if the Council would consider the possibility.

The votes on the first reading of Bill #3712, as presented, were: Cahill “AYE”, Reel “AYE”, Duffy “AYE”, Boggs “AYE”, Roemerma “AYE”, McGrath “AYE”, and Compton “AYE”. Council Member Duffy introduced Bill #3712 for final passage, AN ORDINANCE APPROVING A SITE DEVELOPMENT PLAN, A BOUNDARY ADJUSTMENT PLAT, AND A CHANGE

IN ZONING OF THE PROPERTIES LOCATED AT 100 CLARKSON ROAD AND 1319 FROESEL DRIVE FROM THE “C-3” COMMERCIAL ZONING DISTRICT TO THE “C-5” PLANNED COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Duffy moved for final passage of Bill #3712, seconded by Mayor Roerman. The votes on the second reading of Bill #3712 were: Cahill “AYE”, Reel “AYE”, Duffy “AYE”, Boggs “AYE”, Roerman “AYE”, McGrath “AYE”, and Compton “AYE”. Bill #3712 becomes ORDINANCE #3481.

### **PUBLIC COMMENTS**

There were no public comments.

### **MAYOR/COUNCIL BUSINESS/REPORTS**

#### Appointment

Appointment to the Planning and Zoning Commission has been postponed to a future meeting.

#### Zoom, Hybrid, In-Person Meeting Discussion

Mayor Roerman moved to have petitioners attend upcoming meetings in-person, anyone to participate with public comments also be in-person and continue Zoom meetings for viewing purposes only, seconded by Council Member Cahill.

Discussion continued pertaining to the meeting format. Council Member Duffy asked if the Council Members could participate on Zoom. Mayor Roerman noted that he believed it was time to get back to in-person meetings for participants and would like attendance to be required. Council Member Duffy would like to keep the videoconference option for Council Members. Council Member Compton asked about streaming service for the meetings. Mayor Roerman clarified that he would like to have participants and Council Members in person. Council Member Cahill agrees that meetings will need to be in-person.

The votes on motion were: Cahill “AYE”, Reel “NAY”, Duffy “NAY”, Boggs “NAY”, Roerman “AYE”, McGrath “NAY”, and Compton “NAY”.

Mayor Roerman moved to open the meetings to the public, seconded by Council Member Duffy. Council Member Cahill asked that at what point should be back to normal for the meetings. Mayor Roerman would like the meetings to be in-person but understands that Council majority needs to be in favor of this option. Council Member Boggs noted that the videoconference option allows all Council Members to participate no matter where they, even if traveling. Council Member Compton noted that there are other options to utilize and this needs to be continued. Council Member Cahill questioned if Council Members continue to utilize videoconferencing for voting should the City Charter need to be changed and City Attorney Restovich noted that his would need to be reviewed. Discussion of the pandemic circumstances and how this technology needs to be continued until vaccinations increase.

The votes on this motion were: Cahill “AYE”, Reel “AYE”, Duffy “NAY”, Boggs “AYE”, Roerman “AYE”, McGrath “NAY”, and Compton “AYE”.

Mayor Roerman commented on the amount of people that would be allowed at the meeting. It was noted that the Fire Code limits the amount of people allowed in the room and City Manager Schwer noted that there are signs now that address the suggested CDC guidelines.

## **CITY STAFF BUSINESSES**

### Liquor License Renewals

Mayor Roemerman moved to approve renewal of the following Liquor Licenses for 2021-2022 by consent agenda:

- Aldi Inc. #12, 15907 Manchester Road, every class of liquor by the package and Sunday sales.
- Alibi 25, 15856 Clayton Road, every class of liquor by the drink and Sunday sales.
- Auto Spa, #8 Ellisville Towne Center, every class of liquor by the package and Sunday sales.
- Cecil Whittaker's Pizzeria, 15338 Manchester Road, malt liquor/light wine by the drink and Sunday sales.
- Chipotle Mexican Grill, 15836 Manchester Road, every class of liquor by the drink and Sunday sales.
- Chuck E. Cheese, 15913 Manchester Road, Malt liquor/light wine by the drink, and Sunday sales.
- Clancy's Irish Pub and Grill, 40E Old State, every class of liquor by the drink.
- Clarkson BP, 28 Clarkson, every class of liquors by the package and Sunday sales.
- Corner Pub and Grill, 15824 Fountain Plaza, every class of liquor by the drink and Sunday sales.
- Crafty Chameleon, 1384 Clarkson Clayton Center Drive, every class of liquor by the drink and by the package, and Sunday sales and manufacturing.
- CVS Pharmacy, 1586 Manchester, every class of liquor by the package and Sunday sales.
- Dewey's Pizza, 1312 Clarkson/Clayton Center, every class of liquor by the drink and Sunday sales.
- Dierberg's, 1322 Clarkson/Clayton Center, every class of liquor by the package, wine tastings and Sunday sales.
- Dogwood Social House, 15682 Manchester Road, every class of liquor by the drink and package, and Sunday Sales
- Dogwood Wine & Spirits Superstore, 15678 Manchester, every class of liquor by the drink and package, and Sunday sales.
- Ellisville Athletic Assoc./Food Service Consultants, 16201 Manchester, every class of liquor by the drink and Sunday sales.
- Fallon's Bar and Grill, 15850 Manchester Road, every class of liquor by the drink and Sunday sales.
- Faraci's Pizza, 15430 Manchester, every class of liquor by the drink.
- LaTiendita Tortilleria & Marketplace, 15821 Manchester, malt liquor by the package.

- Lifetime Fitness, 28 Clarkson Road, malt liquor/light wine by the drink and Sunday sales.
- Malinche Mexican Quisine, 15939 Manchester, every class of liquor by the drink and Sunday sales.
- Massa's, 15310 Manchester, every class of liquor by the drink.
- MOD Super Fast Pizza, 15809 Fountain Plaza, every class of liquor by the drink and Sunday sales.
- Mulligan's Grill, 11 Clarkson, every class of liquor by the drink and Sunday sales.
- Pasta House, 15601 Manchester, every class of liquor by the drink and Sunday sales.
- Pathfinder Church, 15800 Manchester, every class of liquor by the drink.
- Petro Mart, 15670 Manchester, every class of liquor by the package and Sunday sales.
- Pizzarelli's, 15858 Manchester, malt liquor/light wine by the drink and Sunday sales.
- QuikTrip, 15902 Manchester, every class of liquor by the package and Sunday sales.
- St. Clare of Assisi Church, 15648 Clayton, malt liquor and light wine by the drink.
- Veritas Gateway to Food & Wine, 15860 Fountain Plaza, every class of liquor by drink and package.
- Walgreens, 1302 Clarkson/Clayton Center, every class of liquor by the package and Sunday sales.
- Walgreens, 16105 Manchester, every class of liquor by the package and Sunday sales.
- Walnut Grill, 1386 Clarkson Clayton Center, every class of liquor by the drink and Sunday sales.
- West County Lanes, 15727 Manchester, every class of liquor by the drink and Sunday sales.

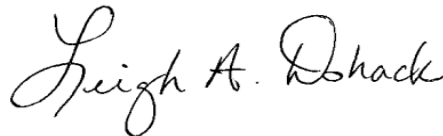
The motion was seconded by Council Member Compton. The votes on the renewals were: Cahill "AYE", Reel "AYE", Duffy "AYE", Boggs "AYE", Roerman "AYE", McGrath "AYE", and Compton "AYE".

### **ACTIVE COMMITTEE STATUS/UDPATES**

Council Member Reel noted that a new statute is to be installed in Bluebird Park soon as part of the traveling art project.

Mayor Roerman adjourned the meeting at 9:29 p.m.

Respectfully submitted,



LEIGH A. DOHACK  
City Clerk