



JULY 21, 2021

REGULAR COUNCIL MEETING AGENDA

Posted 2:00 p.m., Friday, July 16, 2021

Voting Order 3-M-1-2

The meeting will be in-person with videoconference option available. Due to county restrictions, public seating will be limited. If you plan to attend email ldohack@ellisville.mo.us or call City Hall, (314) 227-9660. A link will be available at www.ellisville.mo.us (go to “Meeting Portal”) to join the videoconference.

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

- I. Call to Order – Mayor Mike Roemerman
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of Minutes – June 16, 2021 Regular Council Meeting
- VI. Public Comments I
- VII. Chief Steve Lewis – Certificate of Recognition
- VIII. Receipt/filing Planning and Zoning Recommendation
 - A. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated July 15, 2021 relative to the petitions of Midas Ellisville, LLC for a change in zoning of the property known and numbered as 15970 Manchester Road from the “C-3” Commercial Zoning District to the “C-5” Planned Commercial Zoning District, of the City of Ellisville, Missouri, and for approval of an associated site development plan in order to allow the construction and operation of a mixed-use development consisting of a four-story, 225 unit multi-family dwelling and separate commercial use building.
 - B. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated July 15, 2021 relative to the petition of ELS Properties and JAMHAUS, LLC for a change in zoning of the property known and numbered as 16216 Autumn View Terrace Drive from the Planned Residential Zoning District (now an obsolete zoning designation) to the “R-2” Planned Residential Zoning District, of the City of Ellisville, Missouri, and for issuance of a conditional use permit in order to allow the construction and operation of a 96-unit multi-family townhome development.

- C. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated July 15, 2021 relative to Petition of 3145 Park Avenue, LLC for issuance of a conditional use permit to allow the operation of an online sales, shipping and distribution business at the property known and numbered as 206 Old State Road, Unit 2, located within the “C-5” Planned Commercial Zoning District.

IX. Public Hearings

- A. The Council will discuss and consider the petitions of Midas Ellisville, LLC for approval of a subdivision plat (creating Lot 1 and Lot 2), a change of zoning of the property known and numbered as 15970 Manchester Road (Lot 2) from the “C-3” Commercial Zoning District to the “C-5” Planned Commercial Zoning District, of the City of Ellisville, Missouri, and for approval of an associated site development plan in order to allow the construction and operation of a mixed-use development consisting of a four-story, 225-unit multi-family dwelling (Lot 2) and separate commercial use building (Lot 1).
- B. The Council will discuss and consider the petition of ELS Properties and JAMHAUS, LLC for a change in zoning of the property known and numbered as 16216 Autumn View Terrace Drive from the Planned Residential Zoning District (now an obsolete zoning designation) to the “R-2” Planned Residential Zoning District, of the City of Ellisville, Missouri, and for issuance of a conditional use permit in order to allow the construction and operation of a 96-unit multi-family townhome development.
- C. The Council will discuss and consider the petition of Joshua McKenney/Mack’s Customs LLC, for issuance of a conditional use permit to allow the operation of a detailing, audio & performance exhaust systems installation and maintenance work shop at the property known and numbered as 206 Old State Road, Unit 1, located with the “C-5” Planned Commercial Zoning District. *This item has been withdrawn by the petitioner.*
- D. The Council will discuss and consider the petition of 3145 Park Avenue, LLC for issuance of a conditional use permit to allow the operation of an online sales, shipping and distribution business at the property known and numbered as 206 Old State Road, Unit 2, located within the “C-5” Planned Commercial Zoning District.

X. Legislation

- A. Bill #3713 AN ORDINANCE APPROVING A CHANGE IN ZONING TO THE “C-5” PLANNED COMMERCIAL ZONING DISTRICT, ASSOCIATED SITE DEVELOPMENT PLAN, AND SUBDIVISION PLAT FOR THE PROPERTY KNOWN AND NUMBERED AS 15970 MANCHESTER ROAD, WITHIN THE “C-3” COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.

- B. Bill #3714 AN ORDINANCE APPROVING (1) A CHANGE IN ZONING TO THE “R-2” PLANNED RESIDENTIAL ZONING DISTRICT, AND (2) ISSUANCE OF A CONDITIONAL USE PERMIT, TO ALLOW THE CONSTRUCTION AND OPERATION OF A MULTI-FAMILY DWELLING DEVELOPMENT FOR THE PROPERTY KNOWN AND NUMBERED AS 16216 AUTUMN VIEW TERRACE DRIVE, WITHIN THE PLANNED RESIDENTIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.
- C. Bill #3715 AN ORDINANCE APPROVING THE PETITION OF 3145 PARK AVENUE, LLC FOR ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF AN ONLINE SALES, SHIPPING AND DISTRIBUTION BUSINESS AT THE PROPERTY KNOWN AND NUMBERED AS 206 OLD STATE ROAD, UNIT 2, LOCATED WITHIN THE “C-5” PLANNED COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.
- D. Res #07-16-2021 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT APPLICATION ON BEHALF OF THE CITY OF ELLISVILLE WITH THE ST. LOUIS COUNTY MUNICIPAL PARKS GRANT COMMISSION.

XI. Public Comments II

XII. Mayor/Council Business/Reports

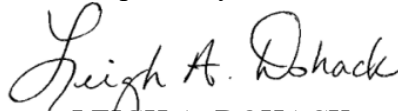
A. Parks and Recreation Month Proclamation

B. Appointment to Planning and Zoning Commission

XIII. Active Committee Status/Updates

XIV. Adjournment

Respectfully submitted,



LEIGH A. DOHACK
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.