

**CITY OF WEBSTER GROVES  
COUNCIL WORK SESSION AGENDA  
DATE: FEBRUARY 7, 2017**

**6:30 P.M.**

**LOCATION – CITY HALL**

1. BOARD/COMMISSION INTERVIEWS
2. REVIEW REGULAR AGENDA
3. MAYOR/COUNCIL/CITY MANAGER ISSUES/MEETING UPDATES
4. TOPICS:
  - July 4, 2017 Council Meeting Date
  - Historic Preservation Commission – Advisory Committee Request
  - Farmers Market Commission
5. **EXECUTIVE (CLOSED SESSION)**  
**RE: 1. ATTORNEY-CLIENT PRIVILEGED COMMUNICATIONS**  
**[MO. STATUTE 610.021 (1)]**  
**2. REAL ESTATE [MO. STATUTE 610.021 (2)]**  
**3. PERSONNEL [MO. STATUTE 610.021 (3)]**  
**4. NEGOTIATED CONTRACT [MO. STATUTE 610.021 (12)]**
6. ADJOURNMENT

**CITY OF WEBSTER GROVES  
CITY COUNCIL MEETING  
DATE: FEBRUARY 7, 2017  
7:30 P.M.  
LOCATION – CITY HALL**

Welcome to the regular meeting of the City Council. We welcome questions, ideas and comments from persons in attendance. Members of the audience may, however, comment only when recognized by the Mayor or Mayor ProTem if the Mayor is absent. We ask that comments be limited to **three minutes** in order to complete the agenda within a reasonable time. Comments concerning items not on the agenda should be made during the Remarks of Visitors section of the agenda, near the beginning of the meeting.

**I. ROLL CALL**

- II. PROCLAMATIONS** – Firefighter of the Year Brett Mueller  
– Police Officer of the Year Cameron McCullough

**III. PUBLIC HEARINGS**

1. **819 Colebrook Bed & Breakfast**: An application by Margaret Pedersen for a Conditional Use Permit in an “A4” Seventy-Five Hundred Square Foot Residence District to allow a bed and breakfast use located at 819 Colebrook Dr. on a 9,299 square foot lot
  - **Bill #8969 – First & Second Reading** – An Ordinance Granting a Conditional Use Permit to Margaret Pedersen to Operate a Bed and Breakfast Use at 819 Colebrook Dr. in the “A4” Seventy-Five Hundred Square Foot Residential District and Matters Related Thereto
  
2. **1521 Belton Bed & Breakfast**: An application by Joseph Goodenough and Edith James for a Conditional Use Permit in an “A4” Seventy-Five Hundred Square Foot Residence District to allow a bed and breakfast use located at 1521 Belton Ave. on a 10,000 square foot lot
  - **Bill #8970 – First & Second Reading** – An Ordinance Granting a Conditional Use Permit to Joseph Goodenough and Edith James to Operate a Bed and Breakfast Use at 1521 Belton Ave. in the “A4” Seventy-Five Hundred Square Foot Residential District and Matters Related Thereto
  
3. **Zoning Code Text Amendments - Drinking Establishments**: Proposed amendments include changes to uses for drinking establishments in Sections 53.111 and 53.141; adding development standards for drinking establishments and amended definitions related to the drinking establishments in Section 53.020

- **Bill #8971 – First & Second Reading** – An Ordinance of the City of Webster Groves, MO, Amending Chapter 53, “Zoning,” by Revising Section 53.020; 53.111; 53.119; 53.141 and 53.147 to Add a “Drinking Establishments” Use in the “C” and “D” Commercial Districts and Development Standards for Such Use and Matters Related Thereto
4. **Comprehensive Plan Amendments (Hearing Continued)**: Proposed amendments are to update select areas of the 1978 Comprehensive Plan Map and the 2006 Development Foundation Plan District Framework Maps to new use categories
- **Bill #8966 – First & Second Reading** – An Ordinance Amending Select Areas of the 1978 Comprehensive Plan Map and the 2006 Development Foundation Plan District Framework Maps to New Use Categories
5. **Zoning Code Text Amendments – Residential (Hearing Continued)**: Proposed amendments include changes to the dimensional regulations to clarify setbacks and height in Sections 53.043, 53.053, 53.063, and 53.073; and amended definitions related to the dimensional regulations in Section 53.020
- **Bill #8967 – First & Second Reading** – An Ordinance Amending Chapter 53, the Zoning Code of Webster Groves, By Altering the Dimensional Regulations to Clarify Setbacks and Heights in Sections 53.043, 53.053, 53.063, and 53.073; and Adding or Clarifying Definitions Related to the Dimensional Regulations in Section 53.020 and Matters Related Thereto

**IV. REMARKS OF VISITORS**

**V. NEW BUSINESS - MAYOR, COUNCILMEMBERS, CITY ATTORNEY, CITY MANAGER**

**VI. UNFINISHED BUSINESS**

1. **Bill #8968 – Third Reading** – An Ordinance Authorizing the City Attorney to Pursue Litigation Establishing Fee Simple Title to Property Located on the North Side of Marshall Avenue between 307 Marshall and 329 Marshall Avenue

**VII. NEW BUSINESS**

1. **Bill #8972 – First & Second Reading** – An Ordinance Amending Chapter 1, “General Provisions” Section 1.060 “Penalty, Continuing Violation, and Repealing the Penalty Provisions in Chapter 60 “Traffic Code,” Article XIV, Section 60.910 Penalties” and Chapter 70 “Offenses” Article VI, Section 70.620 “Penalties”

**VIII. APPROVAL OF CONSENT AGENDA**

1. **Approval of Minutes** - January 17, 2017 (Regular Meeting)
  - January 17, 2017 (Special Meeting ARB Appeal)
2. **Resolution #2017-04** – Resolution Amending the Budget for Fiscal Year 2017

**IX. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**X. EXECUTIVE (CLOSED SESSION)**

- RE:**
1. **ATTORNEY-CLIENT PRIVILEGED COMMUNICATIONS**  
[MO. STATUTE 610.021 (1)]
  2. **REAL ESTATE** [MO. STATUTE 610.021 (2)]
  3. **PERSONNEL** [MO. STATUTE 610.021 (3)]
  4. **NEGOTIATED CONTRACT** [MO. STATUTE 610.021 (12)]

**XI. ADJOURNMENT**

*Individuals who require an accommodation (sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 314-963-5318 (fax number 314-963-7561) or Relay Missouri at 1-800-735-2966 (TDD) at least two working days prior to the meeting.*

**[NEXT REGULAR MEETING DATE: TUESDAY – FEBRUARY 21, 2017.]**