

**CITY OF WEBSTER GROVES**  
**March 3, 2020**

The City Council met this date in a regular session in the meeting rooms at the Webster Groves Recreation Complex, 33 E. Glendale Road, at 7:32 p.m.

Present at Roll Call: Mayor Gerry Welch  
Councilmember Bud Bellomo  
Councilmember Laura Arnold  
Councilmember Pam Bliss  
Councilmember David Franklin  
Councilmember Emerson Smith

A quorum was present.

Also present: Mr. Steve Wylie, City Manager  
Mr. Neil Bruntrager, City Attorney  
Ms. Katie Nakazono, City Clerk

**PUBLIC HEARING**

**O+O Hospitality LLC: An Application by Mark Hinkle and Greg Ortyl, O+O Hospitality LLC, for an Amendment to a Conditional Use Permit to Allow for a 2,632 Sq Ft Restaurant (Food and Beverage Services) Use Utilizing the Existing Structure in the "D" Commercial District at 102 W. Lockwood Avenue**

Mayor Welch opened the public hearing. Mara Perry, Director of Planning and Development, gave a brief presentation (**Exhibit A, pages 1-5, available in the City Clerk's office**). She stated that it is a transfer of a Conditional Use Permit which we do when the change of ownership is happening. Everything that is in the current ordinances governing this location is going to remain the same. She reviewed the proposal (**See Exhibit A, pages 1-5**). All of the recommendations will remain in place for the two facilities (**See Exhibit A, page 5**).

Eric Eoloff, 30 Gray, stated that they are excited about the investment in our city. He stated that at some point he understood that the Conditional Use Permit would be granted after parking was fully assessed and one potential idea was the rental of some of the surface lot at Bristol. I didn't see reference to that, so my comments may be impertinent.

Mayor Welch stated that this is a change of CUP for the current existing Clover and the Bee and Olive & Oak.

Ms. Perry stated that the other building, which has its CUP, has turned in a parking plan, which does not include using Bristol at all. Staff is finishing its review and will have a memo to the Council regarding that process. We will need to approve the plan prior to them getting occupancy.

Mr. Eoloff stated that should in the future they need to use the Bristol lot, he would like to be made aware of the management of that plan. We like the idea, the lot is pretty empty at night and on the weekend. But depending on how it is managed, it could greatly affect us.

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Neil Bruntrager, City Attorney, entered the following into the public record:

1. City Council staff report by Danny Jendusa, Planner, for meeting date March 3, 2020
2. Application letter from O+O Hospitality LLC, January 31, 2020
3. Floor Plan of existing conditions, received January 31, 2020
4. Copy of City of Webster Groves Ordinance #8963, signed January 17, 2017
5. Director of Planning and Development's Powerpoint before the City Council March 3, 2020
6. Chapter 53, the Zoning Code of the City of Webster Groves

Mayor Welch closed the public hearing.

### **BILL #9119 – FIRST & SECOND READING**

Councilmember Smith introduced **BILL #9119 – ENTITLED: AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO O+O HOSPITALITY LLC TO ALLOW THE OPERATION OF RESTAURANT, NO DRIVE-THRU USES, AT 100 AND 102 W. LOCKWOOD AVENUE ZONED "D" COMMERCIAL DISTRICT, AND REPEALING ORDINANCE #8963**, and at the Councilmember's request, the Bill was read twice, first and second times by title only, and placed on the agenda for future consideration of the Council.

### **REMARKS OF VISITORS**

No Remarks of Visitors.

### **NEW BUSINESS – MAYOR, COUNCILMEMBERS, CITY ATTORNEY, CITY MANAGER**

No New Business.

### **UNFINISHED BUSINESS**

#### **BILL #9114 – THIRD READING**

On motion of Councilmember Franklin, seconded by Councilmember Arnold, **BILL #9114 – ENTITLED: AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO THE GATHERING UNITED METHODIST CHURCH TO ALLOW A PLACE OF WORSHIP USE ON AN APPROXIMATELY 1.67-ACRE TRACT OF LAND AT 921 EDGAR ROAD IN THE "A4" SEVENTY FIVE HUNDRED SQUARE FOOT RESIDENCE DISTRICT AND MATTERS RELATED THERETO**, having been introduced and read twice on February 18, 2020, was taken up its title read a third time and placed upon its passage to become Ordinance #9114.

Mayor Welch called for the vote on Bill #9114.

MEMBERS VOTING:

AYES: BELLOMO, ARNOLD, BLISS, FRANKLIN, SMITH, WELCH

NOES: NONE

Mayor Welch stated that Bill #9114 was approved.

#### **BILL #9116 – THIRD READING**

On motion of Councilmember Arnold, seconded by Councilmember Bellomo, **BILL #9116 ENTITLED: AN ORDINANCE LEVYING THE COST OF ABATING CERTAIN NUISANCES (PROTECTIVE FENCING, CUT/TRIM, REMOVAL OF WEEDS, AND DEBRIS, ETC.) AS SPECIAL TAX BILLS AGAINST THE PROPERTIES HEREINAFTER DESCRIBED AND CONSTITUTING LEVIES AS LIENS ON THE RESPECTIVE PROPERTIES**, having been introduced and read twice on February 18, 2020, was taken up its title read a third time and placed upon its passage to become Ordinance #9116.

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Mayor Welch called for the vote on Bill #9116.

MEMBERS VOTING:

AYES: ARNOLD, BLISS, FRANKLIN, SMITH, WELCH, BELLOMO

NOES: NONE

Mayor Welch stated that Bill #9116 was approved.

**BILL #9117 – THIRD READING**

On motion of Councilmember Bellomo, seconded by Councilmember Arnold, **BILL #9117 ENTITLED: AN ORDINANCE REPEALING ORDINANCE #8223 TO REMOVE THE CONDITIONAL USE PERMIT FROM THE PROPERTY AT 442 E. GLENDALE AVENUE IN THE “A4” SEVENTY FIVE HUNDRED SQUARE FOOT RESIDENCE DISTRICT**, having been introduced and read twice on February 18, 2020, was taken up its title read a third time and placed upon its passage to become Ordinance #9117.

Mayor Welch called for the vote on Bill #9117.

MEMBERS VOTING:

AYES: BLISS, FRANKLIN, SMITH, WELCH, BELLOMO, ARNOLD

NOES: NONE

Mayor Welch stated that Bill #9117 was approved.

**BILL #9118 – THIRD READING**

On motion of Councilmember Bliss, seconded by Councilmember Bellomo, **BILL #9118 ENTITLED: AN ORDINANCE AMENDING CHAPTER 60, ARTICLE VII, SECTION 60.975, SCHEDULE H OF THE CODE OF WEBSTER GROVES, “PARKING PROHIBITED,” TO REMOVE TWO HANDICAPPED PARKING SPACES AT 22 EUCLID AVENUE, AND REPEALING ORDINANCE #8524**, having been introduced and read twice on February 18, 2020, was taken up its title read a third time and placed upon its passage to become Ordinance #9118.

Mayor Welch called for the vote on Bill #9118.

MEMBERS VOTING:

AYES: FRANKLIN, SMITH, WELCH, BELLOMO, ARNOLD, BLISS

NOES: NONE

Mayor Welch stated that Bill #9118 was approved.

**NEW BUSINESS**

**BILL #9120 - FIRST AND SECOND READING**

Councilmember Smith introduced **BILL #9120 ENTITLED: AN ORDINANCE OF THE CITY OF WEBSTER GROVES, MISSOURI, AMENDING CHAPTER 70, “OFFENSES” ARTICLE II “OFFENSES AGAINST MORALS AND CONDUCT” BY AMENDING SECTION 70.171 “POSSESSION OF MARIJUANA**, and at the Councilmember’s request, the Bill was read twice, first and second times by title only, and placed on the agenda for future consideration of the Council.

Mayor Welch asked about repeat offenders. Mr. Bruntrager stated that at that point it is up to the discretion of the Police department to apply on the state level. For a person with multiple prior offenses, the state will entertain prosecution, even if it is a misdemeanor. It doesn’t say that, but it is not prohibited.

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**RESOLUTION #2020-08**

**AUTHORIZING THE CITY MANAGER TO PURCHASE SELF-CONTAINED BREATHING APPARATUS AND ASSOCIATED EQUIPMENT FOR THE FIRE DEPARTMENT**

A motion was made by Councilmember Franklin, seconded by Councilmember Arnold, to approve Resolution #2020-08.

A brief presentation was made by Fire Chief Tom Yohe on the equipment.

Councilmember Franklin asked if firefighters wear this every time they go into a burning structure. Chief Yohe stated that they do. Any time we go on a fire alarm or any type of emergency that could require them. They don't necessarily breathe out of them all the time. They are also certified for hazardous materials and oxygen deficient environments.

Mayor Welch called for the vote to approve Resolution #2020-08.

MEMBERS VOTING:

AYES: SMITH, WELCH, BELLOMO, ARNOLD, BLISS, FRANKLIN

NOES: NONE

Mayor Welch stated that Resolution #2020-08 was approved.

**CONSENT AGENDA**

A motion was made by Councilmember Arnold, seconded by Councilmember Bellomo, to approve the Consent Agenda.

Mayor Welch called for the vote on the Consent Agenda.

MEMBERS VOTING:

AYES: WELCH, BELLOMO, ARNOLD, BLISS, FRANKLIN, SMITH

NOES: NONE

Mayor Welch stated that the Consent Agenda was approved.

The following consent agenda was approved:

- **Approval of Minutes** – February 18, 2020
- **Liquor License** – Application to Sell Liquor by the Drink for Consumption on the Premises Where Sold, and on Sundays, by 216 W. Lockwood Master Tenant LLC, d/b/a Olive & Oak – Perennial on Lockwood, 216 W. Lockwood Ave.

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

- Tracy Downing and Ben Eckler were appointed to the Parks and Recreation Commission.
- Elizabeth Schappe was appointed to the Sustainability Commission.

**EXECUTIVE (CLOSED) SESSION**

No Executive (Closed) Session.

**ADJOURNMENT**

There being no further business to come before the City Council, the meeting was adjourned at 7:53 p.m. on motion of the Mayor, duly seconded.

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PASSED AND APPROVED this 17<sup>th</sup> day of MARCH 2020.

Gerry Kelly  
MAYOR

[Signature]  
CITY CLERK

