

# Crossroads Special Business District Advisory Commission

## MEETING MINUTES

### DRAFT

MEETING DATE: Thursday, April 15, 2021  
LOCATION: Zoom  
CALLED TO ORDER: 8:05 AM  
MEETING ADJOURNED: 8:47 AM  
NEXT MEETING: Thursday, July 15, 2021

NAME	PRESENT	ABSENT
Bob Springer, Chair		X
Heidi Butts-Wiegand	X	
Christi Johanningmeyer	X	
Joshua Tonnies	X	
Kelly Ruesing	X	
Alison Kinderfather	X	
Chris Westmeyer	X	
Sarah Richardson, Council Liaison	X	
Mara Perry, Staff Liaison	X	

Also in attendance: Fran Sudekum – Administrative Support

**APPROVAL OF MINUTES** – Motion to approve the March minutes was made by Kelly Ruesing, seconded by Chris Westmeyer, and unanimously approved.

### VISITOR COMMENTS

Tom Fettig – Owner, Clinical Collection Management at 8730 Big Bend  
Bob Hill – Property Owner, 8730 Big Bend

A discussion was held to address parking issues in the District’s South Parking Lot. The south lot has a combination of 18 public spaces and private spaces belonging to each business. It is adjacent to a private lot owned by Jeff Sanders, property owner at 8780 Big Bend. Parking is at a premium on the south lot during the day; it is not an issue at night. The public spaces in the south lot carry a two-hour time restriction.

Tom Fettig shared his business has grown and he has more vehicles. His business has two vans and three smaller vehicles. Mr. Fettig is requesting the ability to park two company vehicles overnight in the public lot. He also shared that his employees have anxiety about getting ticketed and he is looking for spaces for his employee’s personal vehicles. His employees drive their personal vehicles to work, park in the south lot in a public space, then get in a company vehicle and make multiple trips a day picking up and then dropping off back at the Mr. Fettig’s business. Tom has made arrangements with Jeff Sanders to use one space in the adjacent private lot for company vehicles.

There is another public parking lot in the District on the north side of Big Bend accessed via Alma Avenue. This lot doesn’t carry time restrictions and usually has spaces available during the day. Commission Members shared with Tom that his employees could park in that lot and cross the street to pick up a company vehicle. This would help reduce the congestion in the South Parking Lot. Mr. Fettig said he would mandate his employees to use the North Public Parking Lot for their personal vehicles.

Commission Members also shared an issue which occurs when Mr. Fettig's employees double-park a company vehicle when doing drop offs (sometimes for quite a long period of time); this blocks in clients of other businesses and they can't get out of the lot. Tom said he was unaware of this issue and would instruct his employees not to double park; not to block others in, that double parking is not acceptable.

Commission Members brought up another issue associated with the employees of the businesses at Jeff Sanders 8780 Big Bend property. Instead of using the private lot associated with that location, they have been parking in the public spaces in the adjacent south lot contributing to the congestion.

Both Tom Fettig and Bob Hill expressed their appreciation to the Commission Members for their time and willingness to work with them.

Jeff Sanders was not able to attend this meeting but has requested an update on the parking discussion; he would like to help. Either Heidi Butts-Wiegand or Bob Springer will reach out to Mr. Sanders.

### **CITY UPDATE**

- Union Bagel in Crossroads is continuing to move forward.
- Le Macaron in Old Webster is continuing to move forward.
- DD Mau in Old Webster is continuing to move forward.
- Wing Stop in Yorkshire Plaza is continuing to move forward.
- Amy's Cake Pop Shop & Boozy Bites in Old Orchard is continuing to move forward.
- Total Access Urgent Care at Laclede Station and Big Bend is continuing to move forward.
- Lona's Lil Eats in Old Orchard is still hold for personal reasons on their part.
- Zushi, a new sushi restaurant is coming to Yorkshire Plaza.
- Construction continues for the new Fire Station #2.
- Construction continues for the additions at Hixson Middle School.
- The CPU submittal for the proposed redevelopment project in North Old Webster, now named Douglas Hill by the developer has turn been turned in. City staff will start to review the request. The submittal is available on the City website. A model is at City Hall; each building would go thru ARB. The first public hearing before Plan Commission will likely be June 7th; watch for the hearing dates to give input.
- Work continues on changes to the single-family and two-family residential code amendments; public hearings continue.
- The First hearing before the Plan Commission was held on changes to the multi-family code amendments in D and C Commercial Districts as an approved use with restrictions.
- The Prop #1 Use Tax did not pass.
- The City has hired Jennifer Starkey formerly the Director of Community Engagement at Webster University to fill the City's new Director of Public Affairs & Engagement position; she will start in May.
- The Planning Department is hiring a new inspector.

**Adjourned** – Meeting adjourned at 8:47 AM.