



AGENDA

FOR THE

REGULAR BOARD OF ALDERMEN MEETING

OF

MONDAY, MAY 4, 2015

AT THE

MANCHESTER POLICE FACILITY
200 HIGHLANDS BOULEVARD DRIVE



REGULAR MEETING OF THE BOARD OF ALDERMEN

NEXT BILL: 15-2219

NEXT ORD: 15-2104

NEXT RES: 15-0524

DATE: MONDAY, MAY 4, 2015 – 7:00 p.m.

MEETING TO BE HELD AT THE POLICE FACILITY
200 HIGHLANDS BOULEVARD DRIVE

AGENDA

SESSION ONE

PAGE NO.

1. Call to Order:
 - a. Pledge of Allegiance to the Flag
 - b. Invocation
2. Roll Call and Statement of Quorum
3. Approval of the Minutes:
 - a. Minutes of the April 20, 2015 Public Hearing regarding a Special Use Permit Request for the sale of apparel and accessories at 14396 Manchester Road 1 - 2
 - b. Minutes of the April 20, 2015 Regular Board of Aldermen meeting 3 - 7
4. Establishment of Order of Items on the Agenda
5. Consideration of Petitions and Comments from the Public
 - a. Comments from the Public

6.	Reports from the Mayor	
	a.	Proclamation: National Police Week 8
	b.	Proclamation: National Public Works Week 9
	c.	Mayoral Report
7.	Reports from the City Administrator	
	a.	List of Paid Bills (Warrant dates of April 18 – May 1, 2015) 10 - 31
8.	Reports from Committees	
	a.	Planning and Zoning Commission
		1. Minutes of the April 13, 2015 Planning and Zoning Commission meeting 32 - 36
		2. Minutes of the April 27, 2015 Planning and Zoning Commission meeting 37 - 41
	b.	Homecoming Committee
	c.	Manchester Arts Council
9.	Action on Old Bills	
	a.	Bill # 15-2218 - an Ordinance approving Special Use Permit for the sale of apparel and accessories at 14396 Manchester Road – second reading – Alderman Diehl 42 - 56
10.	Introduction of New Bills	
	a.	Resolution certifying results of the April 7, 2015 General Municipal Election – Alderman Stevens 57 - 63
11.	Miscellaneous	
	a.	Oaths of Office
	b.	Presentation to Alderman Schrader
	c.	Comments from the Public
12.	Motion to End Session	



REGULAR MEETING OF THE BOARD OF ALDERMEN

DATE: MONDAY, MAY 4, 2015

MEETING TO BE HELD AT THE POLICE FACILITY
200 HIGHLANDS BOULEVARD DRIVE

PUBLIC HEARING: A request for a Special Use Permit
to operate a massage therapy business
at 201 Enchanted Parkway

PUBLIC HEARING: A request for a Special Use Permit
to warehouse inventory at
14290 Manchester Road

AGENDA

SESSION TWO

1. Call to Order:
2. Roll Call and Statement of Quorum
3. Establishment of Order of Items on the Agenda
4. Consideration of Petitions and Comments from the Public
 - a. Liquor License Approval
 1. Costco
(Change of Managing Officer)
 2. Walgreens
(Change of Managing Officer)
 - b. Comments from the Public

5. Reports from the Mayor
 - a. Mayoral Report
6. Reports from the City Administrator
7. Reports from Committees
 - a. Planning and Zoning Commission
 - b. Homecoming Committee
 - c. Manchester Arts Council
8. Action on Old Bills
 - a. There are none.
9. Introduction of New Bills
 - a. Bill approving a Special Use Permit Request to operate a massage therapy business at 201 Enchanted Parkway – first reading – Alderman Clement 65 - 85
 - b. Bill approving a Special Use Permit Request to warehouse inventory at 14290 Manchester Road – first reading – Alderman Hamill 86 - 100
 - c. Bill amending the Code of Ordinances relating to nuisances – first reading – Alderman Ottenad 101 - 102
10. Miscellaneous
 - a. Election of President of the Board
 - b. Comments from the Public
11. Adjournment

Note: Due to ongoing City business, all meeting agendas should be considered tentative.

If you are a person with a disability or have special needs in order to participate in this public meeting, please contact City Administrator Andy Hixson no later than 72 hours before the meeting.

For more information, call:
 636-227-1385 VOICE
 1-800-735-2966 TDD
 1-800-735-2466 RELAY MISSOURI

Posted Friday, May 1, 2015 at 9:25 a.m.



AGENDA

FOR THE

REGULAR BOARD OF ALDERMEN MEETING

OF

MONDAY, MAY 4, 2015

SESSION ONE



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, APRIL 20, 2015
CONTINUED FROM APRIL 6, 2015
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A SPECIAL USE PERMIT REQUEST
FOR THE SALE OF APPAREL AND ACCESSORIES
AT 14396 MANCHESTER ROAD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, April 6, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

- A. CASE #15-SUP-004 – A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories (clothing store) at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.”

Mayor Willson stated that first we would hear from the proponents, then the opponents, comments from the public, comments from the members of the Board of Aldermen, and the recommendation from the Planning and Zoning Commission.

Ms. Lindsey Darabcsek of Darby Designs advised that she specializes in all things personalized, embroidery, monogrammed gifts and it is a retail store. She said some people do bring items in to have work done on them.

There were no opponents and no comments from the public.

Alderman Ottenad asked what days Darby Design will be open.

Ms. Darabcsek answered that she is closed Sunday and Mondays. She said her hours are 10:00 a.m. to 7:00 p.m. on Tuesdays and Thursdays, and then the other days her hours are 10:00 a.m. to 5:00 p.m. She said it will probably change a little bit in the summer because she would like

Agenda Item 3a

later hours with Manchester Ball Park being open later and that would hopefully be good.

Alderman Ottenad asked what accessories would be available.

Ms. Darabcsek stated there would be some bridal accessories, some kitchen items, clothing, some baby items, anything that can be monogrammed.

Alderman Ottenad asked why the members of the Board of Aldermen never received the minutes from the Planning and Zoning Commission.

Director of Planning, Zoning, and Economic Development Kathy Arnett advised that there was some confusion with the paperwork. She said there were a few questions of Ms. Darabcsek that needed to be answered.

City Attorney Patrick R. Gunn read three conditions in the Ordinance and asked if Ms. Darabcsek agreed to them:

1. Only new apparel may be sold on the Site.
2. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
3. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraphs 1 and 2 of Section Five.

Ms. Darabcsek stated she agreed with the three conditions.

Alderman Clement stated that the Planning and Zoning Commission sent this to the Board of Aldermen with unanimous approval.

Mayor Willson closed the public hearing at 7:07 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S
City Clerk

Note: This is a journal of the Public Hearing held Monday, April 20, 2015 continued from April 6, 2015 regarding a Special Use Permit Request for the sale of apparel and accessories at 14396 Manchester Road, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, APRIL 20, 2015
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:07 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

3. APPROVAL OF THE MINUTES

- a. Minutes of the April 6, 2015 Public Hearing in regard to the Special Use Permit Request for the sale of apparel and accessories at 14396 Manchester Road

Alderman Hamill made the motion to approve the Minutes of the April 6, 2015 Public Hearing in regard to the Special Use Permit Request for the sale of apparel and accessories at 14396 Manchester Road. The motion was seconded by Alderman Clement and carried unanimously, without objection.

- b. Minutes of the April 6, 2015 Regular Board of Aldermen meeting

Alderman Hamill and Ottenad simultaneously made the motion to approve the Minutes of the April 6, 2015 Regular Board of Aldermen meeting. The motion was seconded by Alderman Clement and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Hamill made the motion to approve the Order of Items on the Agenda as submitted. The motion was seconded by Alderman Clement and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

- a. Comments from the Public

Ms. Pauline Bair, 305 Morewood Drive, said the historic pavers are being removed in certain locations and asked if the pavers will be replaced or if they are being permanently removed.

Director of Public Works Bob Ruck stated that the Missouri Department of Transportation (MoDOT) is putting in handicapped access for the sidewalks and crosswalks.

Ms. Bair asked about the Fruit Stand.

City Attorney Gunn stated that this is a civil matter; the City is not involved. The parties need to take it up with the property owner.

Mr. Bill Duncan, 909 Burgundy Lane, said he lives where the speed limit is 15 miles an hour. He said that he backs out of his driveway and coasts down the hill and gets a ticket. He said the speed limit was previously 25 miles an hour and he would like to see the speed limit changed back to 25 miles an hour.

Attorney Gunn asked if it was his recollection that the speed limit used to be 25 miles per hour and it is 15 now.

Alderman Ottenad stated that she was on the Board when the speed limit was changed.

Mr. Duncan then stated that the surface of the street is really bad.

Alderman Hamill said there are a number of Mr. Duncan's neighbors who have asked that the speed limit not be raised.

Mr. Duncan said he would like to talk to the neighbors who were asking for it not to change. He said there are not many with young children.

Alderman Stevens suggested that Mr. Duncan go speak to his subdivision's trustees.

Ms. Nancy Venezia, 1721 Blakefield Terrace, invited all to participate in the National Day of Prayer in front of the Police Station on May 7 at noon. She reviewed the history of the National Day of Prayer. She said the event is observed at City Halls all across the nation.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Willson reported that on April 9, he attended the Metro Mayor's Meeting, and they are in the process of formulating a letter in regard to "Better Together"; on April 10, the Lafayette Area Mayors' Organization meeting was held in Ellisville; they had school administrators from Rockwood and Parkway School Districts in attendance. There was discussion about the bond issue being passed and what improvements will be made.

Mayor Willson stated on April 11, City Administrator Hixson and he cooked hotdogs for the volunteers helping the Parks Department; on April 12, there was an Eagle Scout Ceremony at the Amphitheater; he attended the Planning & Zoning meeting on April 13, he attended the Board of Adjustment appreciation dinner at Tucker's Place West; on April 16, he attended the senior staff

meeting, and that afternoon he attended the event at Barrett's School which was the fourth and fifth grade musical; on April 17, he attended the Government Affairs meeting; on the evening of April 17 there was a reception at Manchester United Methodist Church related to the photo contest.

7. REPORTS FROM THE CITY ADMINISTRATOR

- a. List of Paid Bills (Warrant dates of April 3 – April 17, 2015)

There were no questions.

8. REPORTS FROM COMMITTEES

- a. Planning and Zoning Commission

Alderman Clement stated that the Planning and Zoning Commission did meet a week ago. They had four cases, one was the Special Use Permit for Darby Design and it was recommended for approval. Another case was a Special Use Permit for Dr. Marquart's office for a massage therapy business, which was also approved, and a Special Use Permit for the Gathering Ground to warehouse and add an addition to their business, and that was also approved.

- b. Manchester Homecoming Committee

Alderman Ottenad stated there were no meetings in April; the next meeting will be May 13.

- c. Manchester Arts

1. Presentation of FOCUS 2015 photography awards

Mr. Doug Whittaker stated that he is a Director for Manchester Arts and the coordinator for the FOCUS 2015 photography show. They do have new sponsors: West Newsmagazine and the Rotary Club.

- a. "People's Choice" Award

Mr. Harry LeMay, President of the Rotary Club and Mr. Doug Whittaker gave the presentation for the "People's Choice" award to Ms. Janis Shetley from South County. Mr. LeMay also congratulated Manchester Arts for their accomplishments.

- b. "My Manchester" Award

Ms. Aim'ee Harting, a senior from Parkway South, is the winner of the "My Manchester" Award.

Alderman Clement stated that he had no idea what impact there would be on children and youth; there were a lot of entries from the children and youth. It was a very affirming event for children.

Mayor Willson said the Manchester United Methodist Church needs to be thanked.

9. ACTION ON OLD BILLS

- a. There were none.

10. INTRODUCTION OF NEW BILLS

- a. RESOLUTION UPDATING AGREEMENT FOR HAZARD MITIGATION PLAN

Alderman Ottenad read Proposed Resolution # 15-0522, entitled: "A RESOLUTION OF THE CITY OF MANCHESTER, MISSOURI ADOPTING THE ST. LOUIS REGIONAL ALL-HAZARD MITIGATION PLAN 2015-2020 (UPDATED 2015)", by title only.

Alderman Ottenad made the motion for approval of Resolution # 15-0522. The motion was seconded by Alderman Clement and carried unanimously, without objection.

- b. RESOLUTION APPROVING PURCHASE OF UTILITY VEHICLE FOR THE PARKS DEPARTMENT

Alderman Schrader read Proposed Resolution # 15-0523, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO EXPEND THE SUM OF FOURTEEN THOUSAND THIRTY-FIVE DOLLARS (\$14,035.00) TO HEAVY DUTY EQUIPMENT COMPANY FOR THE PURCHASE OF ONE (1) KUBOTA RTV-1140 CPX - H UTILITY VEHICLE FOR USE BY THE MANCHESTER PARKS AND RECREATION DEPARTMENT", by title only.

Alderman Schrader made the motion for approval of Resolution # 15-0523. The motion was seconded by Alderman Clement and carried unanimously, without objection.

- c. BILL APPROVING SPECIAL USE PERMIT FOR THE SALE OF APPAREL AND ACCESSORIES AT 14396 MANCHESTER ROAD

Alderman Diehl introduced Bill # 15-2218, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO LINDSEY DARABCSEK, d/b/a DARBY DESIGNS, TO OPERATE AN APPAREL AND ACCESSORIES (CLOTHING) STORE AT 14396 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.285(C)(2) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action at this time.

11. MISCELLANEOUS

- a. Comments from the Public

There were none.

12. ADJOURNMENT

At 7:37 p.m., there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Schrader and carried unanimously, without objection. The meeting adjourned at 7:37 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S
City Clerk

Note: This is a journal of the Board of Aldermen meeting held April 20, 2015 (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.

DRAFT

City of Manchester, Missouri
PROCLAMATION
COMMEMORATING NATIONAL POLICE WEEK

WHEREAS, in 1962, President John F Kennedy proclaimed May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls as National Police Week. As established by a joint resolution of Congress in 1962, National Police Week pays special recognition to those law enforcement officers who have lost lives in the line of duty for the safety and protection of others; and,

WHEREAS, in 1994, President Bill Clinton signed the Violent Crime Control and Enforcement Act of 1994, Public Law 103-322, stating that the flag of the United States is to be displayed at half-staff on all government buildings on May 15 of each year; and,

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the City of Manchester Police Department; and, some 60,000 assaults against law enforcement officers in all 50 states, the District of Columbia, U.S. territories, and federal law enforcement and military police agencies are reported each year, resulting in approximately 16,000 injuries; and,

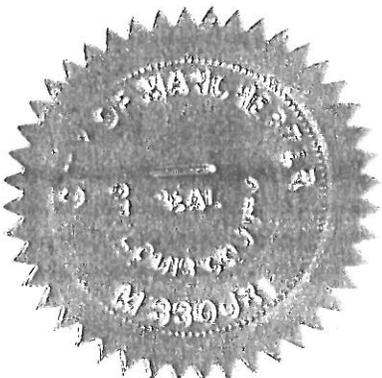
WHEREAS, since the first recorded death in 1791, more than 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, and the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and,

WHEREAS, there are 286 new names of fallen heroes being added to the National Law Enforcement Officers Memorial this spring, including 117 officers killed in 2014 and 156 officers killed in previous years; and,

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 27th Annual Candlelight Vigil, on the evening of Tuesday, May 13, 2015; and, the Candlelight Vigil is part of National Police Week, which takes place this year from May 10 to May 16.

NOW, THEREFORE, I, David L. Willson, by virtue of the authority vested in me as Mayor, call upon all citizens of the City of Manchester and all patriotic, civic and educational organizations to observe the week of May 10 to May 16, 2015 as National Police Week in the City of Manchester, and to publicly salute the service of law enforcement officers in our community and in communities across the nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Manchester, St. Louis County, Missouri, to be affixed this 4th day of May, 2015.



David L. Willson

David L. Willson
Mayor of the City of Manchester

Attest:
Ruth E. Baker

Ruth E. Baker, City Clerk

City of Manchester
Office of the Mayor
PROCLAMATION

WHEREAS, the American Public Works Association has themed the year of 2015 as "Community Begins Here" which speaks to the essential nature of Public Works services in support of the everyday quality of life and,

WHEREAS, public works infrastructure, facilities, and services are of vital importance to the health, safety, and well-being of our community; and,

WHEREAS, the quality and effectiveness of these facilities and services being provided, as well as their planning, design and construction, is dependent upon the efforts and skill of public works professionals and staff; and,

WHEREAS, it is in the interest of the public for citizens and civic leaders to understand the role that public works plays in our community including:

- (1) Protecting the environment;
- (2) Improving public health and safety;
- (3) Contributing to economic vitality;
- (4) Enhancing the quality of life of the community; and,

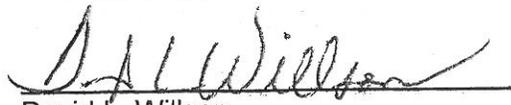
WHEREAS, the efficiency of the qualified and dedicated personnel of public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform.

NOW, THEREFORE, I, David L. Willson, Mayor of the City of Manchester, do hereby proclaim the week of May 17 through May 23, 2015 as

"NATIONAL PUBLIC WORKS WEEK"

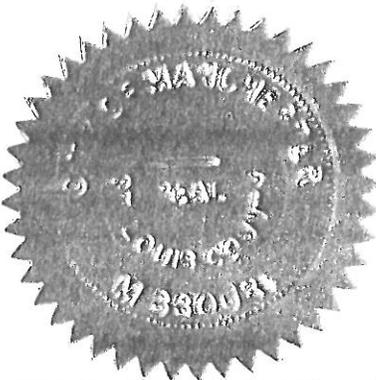
in the City of Manchester and during this 55th annual National Public Works Week, I call upon all citizens, civic leaders, and organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Manchester, St. Louis County, Missouri, to be affixed this 4th day of May, 2015.


David L. Willson
Mayor of the City of Manchester

Attest:


Ruth E. Baker, City Clerk





Manchester, MO

Check Register

Packet: APPKT00612 - Check Run - 20150422

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
2608	AFLAC	04/22/2015	Regular	0.00	214.04	43842
0008	All Star Distributing	04/22/2015	Regular	0.00	37.95	43843
2629	Allegra Marketing, Print, Mail	04/22/2015	Regular	0.00	118.00	43844
0010	Ameren Missouri	04/22/2015	Regular	0.00	220.84	43845
0009	Ameren Missouri	04/22/2015	Regular	0.00	6,821.47	43846
2154	Animal Care Service, Inc.	04/22/2015	Regular	0.00	100.00	43847
1029	Aramark Uniform Services	04/22/2015	Regular	0.00	110.66	43848
2153	Avenet Web Solutions	04/22/2015	Regular	0.00	30.00	43849
1125	Bass Company, LLC	04/22/2015	Regular	0.00	202.13	43850
2215	Bradford Systems Corporation	04/22/2015	Regular	0.00	826.00	43851
0060	Bussen Quarries, Inc.	04/22/2015	Regular	0.00	549.63	43852
0034	City of Ballwin	04/22/2015	Regular	0.00	12,448.25	43853
2600	Commerce Bank - Commercial Card	04/22/2015	Regular	0.00	424.99	43854
2093	Commerce Bank - Commercial Card	04/22/2015	Regular	0.00	435.14	43855
2336	Commerce Bank - Commercial Card	04/22/2015	Regular	0.00	585.63	43856
1902	Commerce Bank - Commercial Card	04/22/2015	Regular	0.00	671.27	43857
2601	Commerce Bank - Commercial Card	04/22/2015	Regular	0.00	309.50	43858
2619	Commerce Bank - Commercial Card	04/22/2015	Regular	0.00	685.52	43859
2285	Commerce Bank Commercial Card	04/22/2015	Regular	0.00	227.96	43860
2635	Contractors & Municipal Sweeping S	04/22/2015	Regular	0.00	3,000.40	43861
1063	CTW Electrical Co., Inc.	04/22/2015	Regular	0.00	207.60	43862
2357	Employee Exp. Reimb.	04/22/2015	Regular	0.00	84.84	43863
2623	Employee Expense Reimbursement	04/22/2015	Regular	0.00	164.32	43864
2173	Family Support Payment Center	04/22/2015	Regular	0.00	250.00	43865
2173	Family Support Payment Center	04/22/2015	Regular	0.00	400.00	43866
2173	Family Support Payment Center	04/22/2015	Regular	0.00	213.70	43867
1116	Firestone Complete Auto Care	04/22/2015	Regular	0.00	463.76	43868
0699	Florissant Psychological Services	04/22/2015	Regular	0.00	225.00	43869
1614	Gil Schroeder Sod Sales, Inc.	04/22/2015	Regular	0.00	310.00	43870
2178	GovDeals	04/22/2015	Regular	0.00	76.85	43871
1199	Great Eagle Enterprises	04/22/2015	Regular	0.00	10.00	43872
2305	Hallmark Stone Company	04/22/2015	Regular	0.00	1,802.06	43873
1533	Hasty Awards	04/22/2015	Regular	0.00	63.79	43874
0421	Home Depot Credit Services	04/22/2015	Regular	0.00	78.99	43875
1727	John Fabick Tractor Co.	04/22/2015	Regular	0.00	3,850.50	43876 - <i>voided</i>
0903	K & K Supply	04/22/2015	Regular	0.00	49.20	43877
1148	Lawn Systems, Inc.	04/22/2015	Regular	0.00	705.00	43878
0183	Leon Uniform	04/22/2015	Regular	0.00	1,052.08	43879
2660	Manchester Arts FOCUS 2015 Photo	04/22/2015	Regular	0.00	75.00	43880
0185	Mark S. Levitt	04/22/2015	Regular	0.00	1,800.00	43881
1137	Mercy Corporate Health	04/22/2015	Regular	0.00	351.00	43882
1279	Michael P. Gunn	04/22/2015	Regular	0.00	1,800.00	43883
2266	Midwest Electronic Systems, Inc.	04/22/2015	Regular	0.00	75.00	43884
0304	Missouri American Water	04/22/2015	Regular	0.00	2,023.89	43885
2192	Missouri Department of Revenue	04/22/2015	Regular	0.00	35.00	43886
0383	Missouri Municipal League	04/22/2015	Regular	0.00	45.00	43887
2540	NAPA Auto Parts	04/22/2015	Regular	0.00	56.78	43888
0251	Office Depot	04/22/2015	Regular	0.00	829.39	43889
1651	Office of the Circuit Clerk	04/22/2015	Regular	0.00	92.98	43890
1366	Overpayment of Fine	04/22/2015	Regular	0.00	150.50	43891
0805	PreSort, Inc.	04/22/2015	Regular	0.00	2,465.82	43892
0473	Sid Boedeker Safety Shoe Service, In	04/22/2015	Regular	0.00	426.00	43893
0449	St. Louis Composting, Inc.	04/22/2015	Regular	0.00	160.00	43894
1201	St. Louis Safety, Inc.	04/22/2015	Regular	0.00	110.66	43895

Check Register

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0436	St. Luke's Hospital	04/22/2015	Regular	0.00	450.00	43896
2350	Stock & Associates Consulting Engin	04/22/2015	Regular	0.00	11,400.00	43897
2649	Streicher's	04/22/2015	Regular	0.00	321.97	43898
0324	Terrafil Incorporated	04/22/2015	Regular	0.00	392.00	43899
0310	Treasurer, St. Louis County	04/22/2015	Regular	0.00	545.17	43900
1195	United Way of Greater St. Louis	04/22/2015	Regular	0.00	91.02	43901
0337	Valley Material	04/22/2015	Regular	0.00	4,305.80	43902
1531	Zep Manufacturing Company	04/22/2015	Regular	0.00	521.95	43903

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	98	62	0.00	66,552.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	98	62	0.00	66,552.00



Manchester, MO

Check Register

Packet: APPKT00615 - Check Run 2 - 20150422

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK 1029	Aramark Uniform Services	04/22/2015	Regular	0.00	110.66	43904

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	110.66
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	110.66

Check Register

Packet: APPKT00622 - Check Run - 20150428



Manchester, MO

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
1029	Aramark Uniform Services	04/28/2015	Regular	0.00	190.66	43906
0022	Arco Lawn Equipment, Inc.	04/28/2015	Regular	0.00	190.04	43907
2156	BeneFlex HR Resources, Inc.	04/28/2015	Regular	0.00	570.15	43908
2054	BG Services, Inc.	04/28/2015	Regular	0.00	565.80	43909
1265	Brewer Machine & Gear Co.	04/28/2015	Regular	0.00	132.88	43910
0060	Bussen Quarries, Inc.	04/28/2015	Regular	0.00	80.63	43911
0073	City Lighting Products	04/28/2015	Regular	0.00	118.50	43912
2221	Collector of Revenue	04/28/2015	Regular	0.00	20.00	43913
0088	Cope Plastics, Inc.	04/28/2015	Regular	0.00	416.92	43914
1970	Copying Concepts	04/28/2015	Regular	0.00	67.00	43915
2173	Family Support Payment Center	04/28/2015	Regular	0.00	213.70	43916
2702	General Code	04/28/2015	Regular	0.00	995.00	43917
0595	GO2 Partners	04/28/2015	Regular	0.00	45.40	43918
0135	Grainger	04/28/2015	Regular	0.00	640.86	43919
0926	Greenscape Gardens	04/28/2015	Regular	0.00	127.49	43920
1727	John Fabick Tractor Co.	04/28/2015	Regular	0.00	3,850.50	43921
0903	K & K Supply	04/28/2015	Regular	0.00	254.04	43922
0859	Kirkwood Material Supply, Inc.	04/28/2015	Regular	0.00	166.95	43923
0174	Laclede Gas Company	04/28/2015	Regular	0.00	356.17	43924
0183	Leon Uniform	04/28/2015	Regular	0.00	251.80	43925
1046	Lou Fusz Ford	04/28/2015	Regular	0.00	79,743.00	43926
1087	Menards	04/28/2015	Regular	0.00	110.86	43927
1410	Metropark Communications, Inc.	04/28/2015	Regular	0.00	2,180.40	43928
0304	Missouri American Water	04/28/2015	Regular	0.00	90.55	43929
0182	Missouri Lawyers Media	04/28/2015	Regular	0.00	29.00	43930
1330	National Diamond Enterprises	04/28/2015	Regular	0.00	1,551.18	43931
0092	Northwest Automotive & Croft Trail	04/28/2015	Regular	0.00	294.83	43932
1728	Park & Rec. Refund	04/28/2015	Regular	0.00	130.00	43933
0279	Rejis Commission	04/28/2015	Regular	0.00	600.56	43934
2179	Republic Services - #346	04/28/2015	Regular	0.00	106,087.60	43935
1344	S & S Worldwide, Inc.	04/28/2015	Regular	0.00	92.52	43936
0284	Safety-Kleen Corporation	04/28/2015	Regular	0.00	161.83	43937
2038	Southern Computer Warehouse	04/28/2015	Regular	0.00	512.68	43938
1387	Sprint/Nextel Communications	04/28/2015	Regular	0.00	1,422.75	43939
0449	St. Louis Composting, Inc.	04/28/2015	Regular	0.00	568.00	43940
1201	St. Louis Safety, Inc.	04/28/2015	Regular	0.00	254.90	43941
2411	Staples Advantage	04/28/2015	Regular	0.00	107.17	43942
0324	TerraFil Incorporated	04/28/2015	Regular	0.00	516.00	43943
0310	Treasurer, St. Louis County	04/28/2015	Regular	0.00	381.40	43944
2018	Tyler Technologies, Inc.	04/28/2015	Regular	0.00	6,860.00	43945
0970	Uline	04/28/2015	Regular	0.00	113.06	43946
0583	Uncle Bob's Self Storage #307	04/28/2015	Regular	0.00	2,676.00	43947
0337	Valley Material	04/28/2015	Regular	0.00	6,072.63	43948

Agenda Item 7a

Check Register

Packet: APPKT00622-Check Run - 20150428

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0342	West St. Louis County Chamber of C	04/28/2015	Regular	0.00	25.00	43949

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	63	44	0.00	219,836.41
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	63	44	0.00	219,836.41

Check Register

Packet: APPKT00625 - Check Run - 05/01/2015



Manchester, MO

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
2557	Fundraising Brick, LLC	05/01/2015	Regular	0.00	146.00	43950
2454	Guardian - Appleton	05/01/2015	Regular	0.00	7,847.89	43951
0141	Patrick R. Gunn	05/01/2015	Regular	0.00	2,775.00	43952
2090	The Lincoln National Life Insurance C	05/01/2015	Regular	0.00	911.76	43953
1112	United HealthCare	05/01/2015	Regular	0.00	43,246.23	43954

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	54,926.88
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	5	5	0.00	54,926.88



Manchester, MO

Board Approval Report

By Vendor Name

Payment Dates 4/18/2015 - 4/25/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	149980 - 3/27/15	Acrylic gift - "Thank you for serving" Ald Schrader	Acrylic gift - "Thank you for serving" Ald Schrader	Miscellaneous	10-410-4325	04/01/2015	37.95
Vendor: 0008 - All Star Distributing							37.95
Vendor: 2629 - Allegra Marketing, Print, Mail							118.00
04/22/2015	75283	(1,000) Business Cards - Manchester Arts	(1,000) Business Cards - Manchester Arts	Miscellaneous	85-485-4325	04/14/2015	118.00
Vendor: 0009 - Ameren Missouri							118.00
04/22/2015	05910-2500 - 4/17/15	Service to City, Park & Pub. Wks. locations 2/24-3	Service to City Hall - 2/24-3/25/15	Electric	10-420-4235	04/17/2015	495.69
04/22/2015	05910-2500 - 4/17/15	Service to City, Park & Pub. Wks. locations 2/24-3	Service to various Park locations 2/24-3/25/15	Electric	10-460-4235	04/17/2015	509.90
04/22/2015	05910-2500 - 4/17/15	Service to City, Park & Pub. Wks. locations 2/24-3	Service to Pub. Wks. Bldg. 2/24-3/25/15	Electric	10-470-4235	04/17/2015	491.26
04/22/2015	05910-2500 - 4/17/15	Service to City, Park & Pub. Wks. locations 2/24-3	Service to Various Pub. Wks. locations 2/24-3/25/15	Street Lighting	10-470-4236	04/17/2015	166.17
04/22/2015	14431-19054 - 4/15/15	Service to Police Facility - 3/12-4/13/15	Service to Police Facility - 3/12-4/13/15	Electric	10-440-4235	04/15/2015	3,880.33
04/22/2015	30810-59007 - 4/15/15	Service to Aquatic Center - 3/12-4/13/15	Service to Aquatic Center - 3/12-4/13/15	Electric	10-450-4235	04/15/2015	1,278.12
Vendor: 0010 - Ameren Missouri							6,821.47
04/22/2015	16359097012 - 4/13/15	Service to Park Maint. - 3/12-4/13/15	Service to Park Maint. - 3/12-4/13/15	Electric	10-460-4235	04/13/2015	155.12
04/22/2015	1755105002 - 4/13/15	Service to Hazelfalls Dr. - 3/12-4/13/15	Service to Hazelfalls Dr. - 3/12-4/13/15	Electric	10-460-4235	04/13/2015	12.07
04/22/2015	2592605110 - 4/16/15	Service to 740 Sherwick Terr. - 3/17-4/16/15	Service to 740 Sherwick Terr. - 3/17-4/16/15	Street Lighting	10-470-4236	04/16/2015	23.17
04/22/2015	9852605111 - 4/13/15	Service to Fountain at Park Entrance - 3/12-4/13/15	Service to Fountain at Park Entrance - 3/12-4/13/15	Electric	10-460-4235	04/13/2015	30.48
Vendor: 2154 - Animal Care Service, Inc.							220.84
04/22/2015	MAR 2015	Deer removal from S. Spring Rd at Thrush	Deer removal from S. Spring Rd at Thrush	Waste Management Progra	10-470-4360	03/31/2015	100.00
Vendor: 2154 - Animal Care Service, Inc. Total:							100.00

Board Approval Report

Payment Dates: 4/18/2015 - 4/25/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	452-8652614	Uniforms cleaned, Mats & shop towels, Mats - 4/15/15	Mats - 4/15/15	Uniforms & Equipment	10-460-4160	04/15/2015	9.50
04/22/2015	452-8652614	Uniforms cleaned, Mats & shop towels, Mats - 4/15/15	Uniforms cleaned - 4/15/15	Uniforms & Equipment	10-470-4160	04/15/2015	67.21
04/22/2015	452-8652614	Uniforms cleaned, Mats & shop towels, Mats - 4/15/15	Mats & shop towels - 4/15/1	Building - Maintenance & Re	10-470-4295	04/15/2015	33.95
04/22/2015	452-8627107	Uniforms Cleaned, Mats & shop towels, Mats - 4/8/15	Mats - 4/8/15	Uniforms & Equipment	10-460-4160	04/08/2015	9.50
04/22/2015	452-8627107	Uniforms Cleaned, Mats & shop towels, Mats - 4/8/15	Uniforms Cleaned - 4/8/15	Uniforms & Equipment	10-470-4160	04/08/2015	67.21
04/22/2015	452-8627107	Uniforms Cleaned, Mats & shop towels, Mats - 4/8/15	Mats & shop towels - 4/8/15	Building - Maintenance & Re	10-470-4295	04/08/2015	33.95
Vendor: 1029 - Aramark Uniform Services Total:							221.32
04/22/2015	36750	Shortcut URLs	Shortcut URLs	REJIS Expenses	10-425-4345	04/16/2015	30.00
Vendor: 1125 - Bass Company, LLC							30.00
04/22/2015	93445	(600) Resident ID Forms, (600) Pass Applications	(600) Resident ID Forms, (600) Pass Applications	Office Supplies	10-460-4215	03/30/2015	202.13
Vendor: 2215 - Bradford Systems Corporation							202.13
04/22/2015	23742-1	(5) Pkg Strip Labels	(5) Pkg Strip Labels	Office Supplies	10-480-4215	04/08/2015	475.00
04/22/2015	2527-1	Service call repair refrigerated unit in evidence	Service call repair refrigerated unit in evidence	Equipment - Maintenance &	10-440-4290	04/01/2015	351.00
Vendor: 0060 - Bussen Quarries, Inc.							826.00
04/22/2015	160655	(16.60) Tons MSD1 Stone	(16.60) Tons MSD1 Stone	Concrete Street Replacemen	50-470-6310	03/31/2015	154.38
04/22/2015	160656	(42.50) Tons MSD1 Stone	(42.50) Tons MSD1 Stone	Concrete Street Replacemen	50-470-6310	03/31/2015	395.75
Vendor: 0034 - City of Ballwin							549.13
04/22/2015	April '15 Dispatching	April Dispatching Contract Pmt.	April Dispatching Contract Pmt.	Dispatching Contract	10-440-4330	04/16/2015	12,448.52
Vendor: 2619 - Commerce Bank - Commercial Cards - K. Aronoff							12,448.52
04/22/2015	0000-2750-2855-Apr.'15	Credit Card Chgs - March	Tucker's Place dinner for P & Z Commission	Public Relations	10-475-4170	04/13/2015	685.52
Vendor: 1902 - Commerce Bank - Commercial Cards - E. Skaggs							685.52
04/22/2015	0000-0220-0202 - 4/13/15	Credit Card Chgs - March/April	Craigslit payment - 4/8/15 - Pre-employment	Recruitment/Employment	10-420-4157	04/13/2015	25.00
04/22/2015	0000-0220-0202 - 4/13/15	Credit Card Chgs - March/April	Creve Couer Camera - Training	Training	10-425-4130	04/13/2015	49.00
Vendor 0034 - City of Ballwin Total:							12,448.52
Vendor 2619 - Commerce Bank - Commercial Cards Total:							685.52

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Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	0000-0220-0202 - 4/13/15	Credit Card Chgs - March/April	Ring Central Fee - March	Equipment Rental	10-425-4280	04/13/2015	106.31
04/22/2015	0000-0220-0202 - 4/13/15	Credit Card Chgs - March/April	Creve Couer Camera - Canon EOS Rebel TS 18-55IS II	Small Tools & Equipment	10-425-4320	04/13/2015	419.38
04/22/2015	0000-0220-0202 - 4/13/15	Credit Card Chgs - March/April	(2) EVGA 01G-P3-1313KR GeForce 210 1GB 64bit DDR On Target Range - T. Chapman	Small Tools & Equipment	10-425-4320	04/13/2015	65.98
04/22/2015	0000-0220-0202 - 4/13/15	Credit Card Chgs - March/April		Training	10-440-4130	04/13/2015	110.00

Vendor: 2093 - Commerce Bank - Commercial Cards	Commercial Cards	Total	
04/22/2015	0000-0220-0210-Apr. '15	MO State Police - Background Checks - 3/31/15	110.32
04/22/2015	0000-0220-0210-Apr. '15	MO State Police Background checks - 4/9/15	86.15
04/22/2015	0000-0220-0210-Apr. '15	Constant Contact - March	40.00
04/22/2015	0000-0220-0210-Apr. '15	Domino's - Pizza for Teen Egg Hunt	108.67
04/22/2015	0000-0220-0210-Apr. '15	JotForm Premium Yearly	90.00
Vendor 2093 - Commerce Bank - Commercial Cards Total:		435.14	

Vendor: 2336 - Commerce Bank - Commercial Cards	Commercial Cards	Total	
04/22/2015	0000-0248-3642 - Apr. '15	GFOA Spring Conf. Registration - C. Sweeney	125.00
04/22/2015	0000-0248-3642 - Apr. '15	MO Society of CPA's Conf. Registration- D. Tuberty	254.00
04/22/2015	0000-0248-3642 - Apr. '15	GFOA Spring Conf. Registration - D. Tuberty	125.00
04/22/2015	0000-0248-3642 - Apr. '15	Lazy River Grill - Lunch w/Auditors (5 people)	81.63
Vendor 2336 - Commerce Bank - Commercial Cards Total:		585.63	

Vendor: 2600 - Commerce Bank - Commercial Cards	Commercial Cards	Total	
04/22/2015	0000-0886-5263-Apr. '15	Stamps.Com Fee - March	24.99
04/22/2015	0000-0886-5263-Apr. '15	MACA Conf. Registration - C. Massey	200.00
04/22/2015	0000-0886-5263-Apr. '15	MACA Conf. Registration - J. Ziegler	200.00
Vendor 2600 - Commerce Bank - Commercial Cards Total:		424.99	

Vendor: 2601 - Commerce Bank - Commercial Cards	Commercial Cards	Total	
04/22/2015	0000-0886-5230-4/13/15	Bed,Bath&Beyond Purch.- Decaf Coffee for City Hall	20.33
04/22/2015	0000-0886-5230-4/13/15	Office Depot- Bag for City Hall Camera	33.54

Board Approval Report

Payment Dates: 4/18/2015 - 4/25/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	0000-0886-5230-4/13/15	Credit Card Chgs - March/April	Walmart purch.-(4) 12 In Large for Photo Show	Program Supplies	85-485-4210	04/13/2015	31.52
04/22/2015	0000-0886-5230-4/13/15	Credit Card Chgs - March/April	Walmart purch.-(2) Clear Tote for photo show	Program Supplies	85-485-4210	04/13/2015	20.94
04/22/2015	0000-0886-5230-4/13/15	Credit Card Chgs - March/April	Office Depot- (4) Color copies, (5)Laminate	Program Supplies	85-485-4210	04/13/2015	7.63
04/22/2015	0000-0886-5230-4/13/15	Credit Card Chgs - March/April	Office Certificates, Pens, Shar Drive, Certificates, Pens, Shar	Program Supplies	85-485-4210	04/13/2015	128.70
04/22/2015	0000-0886-5230-4/13/15	Credit Card Chgs - March/April	Go Daddy Pmt.-NET Domain Name Registration 1 Yr.	Miscellaneous	85-485-4325	04/13/2015	66.84
Vendor: 2601 - Commerce Bank - Commercial Cards Total:							309.50
<i>B. Ruck</i>							
04/22/2015	0000-0237-2688-Apr: '15	Credit Card Chgs - March	PayPal chg - APWA Conf. Registration - B. Ruck	Travel/Meetings	10-470-4175	04/13/2015	140.00
04/22/2015	0000-0237-2688-Apr: '15	Credit Card Chgs - March	Paypal - APWA Lunch/Mtg 3/20/15 - B. Ruck	Business Lunch/Dinner	10-470-4180	04/13/2015	20.00
04/22/2015	0000-0237-2688-Apr: '15	Credit Card Chgs - March	Amazon.com purch. (4) Cell phone belt clip holster	Field Supplies	10-470-4220	04/13/2015	67.96
Vendor: 2285 - Commerce Bank Commercial Card Total:							227.96
Vendor: 2635 - Contractors & Municipal Sweeping Service, Inc.							
04/22/2015	23753	Spring Street Sweeping Services	Spring Street Sweeping Services	Streets - Maintenance & Rep	10-470-4310	03/31/2015	3,000.40
Vendor: 1063 - CTW Electrical Co., Inc.							3,000.40
04/22/2015	1141675-00	(4) LED Light - Trucks 105, 125 - Dump bed lights	(4) LED Light - Trucks 105, 125 - Dump bed lights	Vehicle - Maintenance & Rep	10-470-4285	03/30/2015	207.60
Vendor: 2357 - Employee Exp. Reimb.							207.60
Vendor: 1063 - CTW Electrical Co., Inc. Total:							
04/22/2015	C. Smith - Meals & Fuel	Reimb. C. Smith foir Meals & fuel -ICS training	Reimb. C. Smith foir Meals & fuel -ICS training	Travel/Meetings	10-440-4175	04/21/2015	84.84
Vendor: 2357 - Employee Exp. Reimb. Total:							84.84
Vendor: 2623 - Employee Expense Reimbursement							
04/22/2015	E. Waters - Blank Gun	Reimb. E. Waters for purchase of blank firing gun	Reimb. E. Waters for purchase of blank firing gun	Field Supplies	10-440-4220	04/21/2015	95.00
04/22/2015	E. Waters - Blank Gun	Reimb. E. Waters for purchase of blank firing gun	Reimb. E. Waters for purchase of blank Ammo (50	Field Supplies	10-440-4220	04/21/2015	69.72
Vendor: 2623 - Employee Expense Reimbursement Total:							164.72
Vendor: 1116 - Firestone Complete Auto Care							
04/22/2015	181930	(4) Transforce A/T BL LT245/75R Tires - Truck 115	(4) Transforce A/T BL LT245/75R Tires - Truck 115	Vehicle - Maintenance & Rep	10-470-4285	04/07/2015	463.76
Vendor: 1116 - Firestone Complete Auto Care Total:							463.76

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Board Approval Report

Payment Dates: 4/18/2015 - 4/25/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	0699 - Florissant Psychological Services	Pre-employment evaluation - T. Chapman	Pre-employment evaluation - T. Chapman	Recruitment/Employment	10-420-4157	04/01/2015	225.00
Vendor: 1614 - Gil Schroeder Sod Sales, Inc.							
04/22/2015	6125D	(5) Pallets of Fescue grass	(5) Pallets of Fescue grass	Parks-Maintenance & Repair	10-460-4312	04/01/2015	310.00
Vendor: 2178 - GovDeals							
04/22/2015	1993-032015	Fees for on-line sale of Park out-dated equipment	Fees for on-line sale of Park out-dated equipment	Miscellaneous Park	10-561-5620	03/31/2015	76.85
Vendor: 1199 - Great Eagle Enterprises							
04/22/2015	12972	Box (24) Fire Starters	Box (24) Fire Starters	Program Supplies	10-460-4210	03/27/2015	10.00
Vendor: 2305 - Hallmark Stone Company							
04/22/2015	115117	33.97 Sq Ft Black Pearl Stone	33.97 Sq Ft Black Pearl Stone	Parks-Maintenance & Repair	10-460-4312	04/16/2015	1,802.06
Vendor: 1533 - Hasty Awards							
04/22/2015	03151443	(23) Manchester Arts Photo Award Rosette Ribbons	(23) Manchester Arts Photo Award Rosette Ribbons	Program Supplies	85-485-4210	03/26/2015	63.79
Vendor: 0421 - Home Depot Credit Services							
04/22/2015	1141760	Returned Air pressure line fittings	Returned Air pressure line fittings	Building - Maintenance & Re	10-470-4295	04/03/2015	-34.27
04/22/2015	1141761	New air pressure line fittings	New air pressure line fittings	Building - Maintenance & Re	10-470-4295	04/03/2015	31.63
04/22/2015	2023777	Soft scrub w/bleach, Multi purpose scrub sponge	Soft scrub w/bleach, Multi purpose scrub sponge	Building - Maintenance & Re	10-470-4295	03/13/2015	6.95
04/22/2015	2134881	Returned (2) pkg sheet metal screws	Returned (2) pkg sheet metal screws	Field Supplies	10-470-4220	03/12/2015	-2.36
04/22/2015	5024813	1 lb. 1 3/4" Construction Screws	1 lb. 1 3/4" Construction Screws	Field Supplies	10-470-4220	03/20/2015	7.94
04/22/2015	8014436	Air pressure line fittings at Pub. Wks.	Air pressure line fittings at Pub. Wks.	Building - Maintenance & Re	10-470-4295	03/27/2015	34.27
04/22/2015	8025851	3 1/2x5/89 Swivel eye snap, 1/8 Zinc Quick Link	3 1/2x5/89 Swivel eye snap, 1/8 Zinc Quick Link	Equipment - Maintenance &	10-470-4290	03/27/2015	6.11
04/22/2015	9024143	(2) 14W Spiral CFL Bulb 4 pk	(2) 14W Spiral CFL Bulb 4 pk	Building - Maintenance & Re	10-470-4295	03/16/2015	17.94
04/22/2015	9024234	(2) Pkg Picture wire, (3) Picture hangers	(2) Pkg Picture wire, (3) Picture hangers	Field Supplies	10-470-4220	03/16/2015	10.78
Vendor: 0903 - K & K Supply							
04/22/2015	493863	(24) Rolls Flagging Tape - pin	(24) Rolls Flagging Tape - pin	Field Supplies	10-470-4220	03/31/2015	49.20
Vendor: 0903 - K & K Supply Total: 49.20							
Vendor 0699 - Florissant Psychological Services Total: 225.00							
Vendor 1614 - Gil Schroeder Sod Sales, Inc. Total: 310.00							
Vendor 2178 - GovDeals Total: 76.85							
Vendor 1199 - Great Eagle Enterprises Total: 10.00							
Vendor 2305 - Hallmark Stone Company Total: 1,802.06							
Vendor 1533 - Hasty Awards Total: 63.79							
Vendor 0421 - Home Depot Credit Services Total: 78.99							
Vendor 0903 - K & K Supply Total: 49.20							

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Payment Dates: 4/18/2015 - 4/25/2015							
Vendor: 1148 - Lawn Systems, Inc.							
04/22/2015	132859	Spring System start-up - 2 systems, back flow test	Spring System start-up - 2 systems, back flow test	Streets - Maintenance & Rep	10-470-4310	04/01/2015	450.00
04/22/2015	132860	Spring System Start-up, back flow - Police facility	Spring System Start-up, back flow - Police facility	Building - Maintenance & Re	10-470-4295	04/01/2015	255.00
Vendor: 0183 - Leon Uniform							
04/22/2015	341543-3/30/15	(3) L/S Nvy Micro Zip shirt - Gibbs	(3) L/S Nvy Micro Zip shirt - Gibbs	Uniforms & Equipment	10-440-4160	04/01/2015	200.85
04/22/2015	342581-04 - 3/30/15	S/S Navy Micro Zip Shirt - Clark	S/S Navy Micro Zip Shirt - Clark	Uniforms & Equipment	10-440-4160	04/01/2015	56.95
04/22/2015	347500 - 3/30/15	(2) pr. Poly Gab Trouser - J. Carroll	(2) pr. Poly Gab Trouser - J. Carroll	Uniforms & Equipment	10-440-4160	04/01/2015	99.00
04/22/2015	347501 - 3/30/15	L/S Navy Micro Zip Shirt - A. Davis	L/S Navy Micro Zip Shirt - A. Davis	Uniforms & Equipment	10-440-4160	04/01/2015	60.95
04/22/2015	348087 - 3/30/15	New Starting Uniforms - PO T. Chapman	New Starting Uniforms - PO T. Chapman	Uniforms & Equipment	10-440-4160	04/01/2015	634.33
Vendor: 0183 - Leon Uniform Total: 1,052.08							
Vendor: 0185 - Mark S. Levitt							
04/22/2015	April '15 Retainer	April Retainer - Prosecutor	April Retainer - Prosecutor	Professional Fees	10-480-4165	04/16/2015	1,800.00
Vendor: 0185 - Mark S. Levitt Total: 1,800.00							
Vendor: 1137 - Mercy Corporate Health							
04/22/2015	225560	Pre-employment testing/physical - T. Chapma	Pre-employment testing/physical - T. Chapma	Recruitment/Employment	10-420-4157	04/01/2015	351.00
Vendor: 1137 - Mercy Corporate Health Total: 351.00							
Vendor: 1279 - Michael P. Gunn							
04/22/2015	April '15 Retainer	April Retainer - Judge	April Retainer - Judge	Professional Fees	10-480-4165	04/16/2015	1,800.00
Vendor: 1279 - Michael P. Gunn Total: 1,800.00							
Vendor: 2266 - Midwest Electronic Systems, Inc.							
04/22/2015	20151639	(3) months Fire Alarm Monitoring - 4/1-6/30/15	(3) months Fire Alarm Monitoring - 4/1-6/30/15	Building - Maintenance & Re	10-470-4295	04/01/2015	75.00
Vendor: 2266 - Midwest Electronic Systems, Inc. Total: 75.00							
Vendor: 0304 - Missouri American Water							
04/22/2015	1017-210012032104 - 3/27/12/27/14-3/27/15	Service to Police Facility - 12/27/14-3/27/15	Service to Police Facility - 12/27/14-3/27/15	Water	10-440-4250	04/01/2015	321.80
04/22/2015	1017-210013206137-4/8/15	Service to 125 Woods Mill Rd - 1/08-4/08/15	Service to 125 Woods Mill Rd - 1/08-4/08/15	Water	10-470-4250	04/08/2015	109.00
04/22/2015	1017-210013461880-4/8/15	Service to 14300 Manchester Rd./Bridge - 1/0	Service to 14300 Manchester Rd./Bridge - 1/0	Water	10-470-4250	04/08/2015	136.33
04/22/2015	1017-210014263775-4/8/15	Service to City Hall - 1/08-4/08/15	Service to City Hall - 1/08-4/08/15	Water	10-420-4250	04/08/2015	76.56
04/22/2015	1017-210014356301-4/8/15	Service to Aquatic Center - 1/08-4/08/15	Service to Aquatic Center - 1/08-4/08/15	Water	10-450-4250	04/08/2015	976.55

Appendix

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Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	1017-210014474469-4/8/15	Service to St. Joseph Ln - 1/08-4/08/15	Service to St. Joseph Ln - 1/08-4/08/15	Water	10-460-4250	04/08/2015	49.00
04/22/2015	1017-210014646158-4/8/15	Service to 300 Spring Meadows Dr-1/08-4/08/15	Service to 300 Spring Meadows Dr-1/08-4/08/15	Water	10-460-4250	04/08/2015	22.00
04/22/2015	1017-210015456235-4/8/15	Service to Pub. Wks Bldg - 1/08-4/08/15	Service to Pub. Wks Bldg - 1/08-4/08/15	Water	10-470-4250	04/08/2015	313.33
04/22/2015	1017-2510014973331-4/8/15	Service to 222 Henry Ave - 1/08-4/08/15	Service to 222 Henry Ave - 1/08-4/08/15	Water	10-460-4250	04/08/2015	26.81

Vendor: 0304 - Missouri American Water Total: 2,028.89

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	45309	Monthly Sales Tax Report - March	Monthly Sales Tax Report - March	Professional Fees	30-475-4165	04/07/2015	35.00

Vendor: 2192 - Missouri Department of Revenue Total: 35.00

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	300003818	MMAA Full Membership - Patrick Gunn	MMAA Full Membership - Patrick Gunn	Professional Fees	10-420-4165	04/16/2015	45.00

Vendor: 0383 - Missouri Municipal League Total: 45.00

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	107633	Battery for Wacker RD880 Asphalt Roller	Battery for Wacker RD880 Asphalt Roller	Equipment - Maintenance & Rep	10-470-4290	03/12/2015	71.78
04/22/2015	108916	Credit for Core Deposit from inv.#108718 - Car 408	Credit for Core Deposit from inv.#108718 - Car 408	Vehicle - Maintenance & Rep	10-470-4285	03/26/2015	-15.00

Vendor: 2540 - NAPA Auto Parts Total: 56.78

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	5389585	Office Supplies - March	Unbreakable Legal Wall File Pocket	Office Supplies	10-420-4215	03/31/2015	12.79
04/22/2015	5389585	Office Supplies - March	(2) 8.5x11 Dual Magnet Sign (for PD Bldg)	Office Supplies	10-420-4215	03/31/2015	277.98
04/22/2015	5389585	Office Supplies - March	Envelope moistener	Office Supplies	10-420-4215	03/31/2015	2.22
04/22/2015	5389585	Office Supplies - March	Mesh Monitor Stand	Office Supplies	10-420-4215	03/31/2015	39.99
04/22/2015	5389585	Office Supplies - March	(2) Single letter Wall Pocket	Office Supplies	10-420-4215	03/31/2015	28.58
04/22/2015	5389585	Office Supplies - March	(12) Blk Pallpoint RSVP Pens	Office Supplies	10-430-4215	03/31/2015	11.03
04/22/2015	5389585	Office Supplies - March	HP Blk 2 pk Toner, HP Q7553A Blk Cartridge	Office Supplies	10-430-4215	03/31/2015	222.27
04/22/2015	5389585	Office Supplies - March	Magenta Toner	Office Supplies	10-430-4215	03/31/2015	102.77
04/22/2015	5389585	Office Supplies - March	Collapsible Cart w/Lid (red), Screen cleaner cloth	Office Supplies	10-460-4215	03/31/2015	24.39

Vendor: 0251 - Office Depot Total: 829.39

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/22/2015	5389585	Office Supplies - March	M325 Blk Wireless Mouse	Office Supplies	10-460-4215	03/31/2015	27.64
04/22/2015	5389585	Office Supplies - March	Recycling Wastebasket	Building - Maintenance & Re	10-470-4295	03/31/2015	4.75
04/22/2015	5389585	Office Supplies - March	(2) Cases Copy Paper	Office Supplies	10-480-4215	03/31/2015	74.98

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Payment Dates: 4/18/2015 - 4/25/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 1189 - Oliver's Custom Roofing, LLC 04/20/2015	App#1	Aquatic Building & Pavilion Roof Repair	Aquatic Building & Pavilion Roof Repair	Building & Site Improvement	60-460-6210	04/08/2015	13,470.79
Vendor: 1366 - Overpayment of Fine 04/22/2015	-Refund	Refund for overpayment of fine	Refund for overpayment of fine	Fines & Court Costs	10-540-5410	04/17/2015	150.50
Vendor 1189 - Oliver's Custom Roofing, LLC Total: 13,470.79							
Vendor 1366 - Overpayment of Fine Total: 150.50							
Vendor: 0805 - PreSort, Inc. 04/22/2015	233583 - 2/18/15	Prepare & mail Spring "Message"	Prepare & mail Spring "Message"	Postage	10-420-4265	04/01/2015	1,092.60
04/22/2015	233583 - 2/18/15	Prepare & mail Spring "Message"	Prepare & mail Spring "Message" w/brochures	Postage	10-460-4265	04/01/2015	1,373.22
Vendor 0805 - PreSort, Inc. Total: 2,465.82							
Vendor: 0473 - Sid Boedeker Safety Shoe Service, Inc. 04/22/2015	INV-104412	Work Boots - Pate, Goins, Murrah, Laces - Belpulsi	Work Boots - Pate, Goins, Murrah, Laces - Belpulsi	Uniforms & Equipment	10-470-4160	03/31/2015	426.00
Vendor: 0449 - St. Louis Composting, Inc. 04/22/2015	322923	(8) Cu Yds Topsoil	(8) Cu Yds Topsoil	Parks-Maintenance & Repair	10-460-4312	03/31/2015	160.00
Vendor 0449 - St. Louis Composting, Inc. Total: 160.00							
Vendor: 0436 - St. Luke's Hospital 04/22/2015	15067-00276	Fit for Confinement - #15-02492 - f	Fit for Confinement - #15-02492 -	Prisoner Expense	10-440-4335	04/01/2015	150.00
04/22/2015	15067-00290	Fit for Confinement - #15-02492 -	Fit for Confinement - #15-02492 -	Prisoner Expense	10-440-4335	04/01/2015	150.00
04/22/2015	15067-00293	Fit for Confinement - #15-02492 -	Fit for Confinement - #15-02492 -	Prisoner Expense	10-440-4335	04/01/2015	150.00
Vendor 0436 - St. Luke's Hospital Total: 450.00							
Vendor: 2350 - Stock & Associates Consulting Engineers, Inc. 04/22/2015	59433	Design of Storm Water Improvement - Channel B	Design of Storm Water Improvement - Channel B	Storm Water Projects	60-470-6510	03/31/2015	11,406.90
Vendor: 2649 - Streicher's 04/22/2015	11147141	Weapon Lt 630 LUM C4 LED, SW/GLPictnyKeys, Holster	Weapon Lt 630 LUM C4 LED, SW/GLPictnyKeys, Holster	Field Supplies	10-440-4220	04/15/2015	321.97
Vendor 2350 - Stock & Associates Consulting Engineers, Inc. Total: 11,406.90							
Vendor 2649 - Streicher's Total: 321.97							
Vendor: 0324 - Terrafil Incorporated 04/22/2015	0000002315	(3) Loads Clean Fill to Landfill w/mud chgs.	(3) Loads Clean Fill to Landfill w/mud chgs.	Concrete Street Replacemen	50-470-6310	03/30/2015	134.00
04/22/2015	0000002338	(6) Loads Clean Fill to Landfill	(6) Loads Clean Fill to Landfill	Concrete Street Replacemen	50-470-6310	03/31/2015	248.00
Vendor 0324 - Terrafil Incorporated Total: 382.00							

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Board Approval Report

Payment Dates: 4/18/2015 - 4/25/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0310 - Treasurer, St. Louis County							
04/22/2015	T04051500094006	(1) House Inspection	(1) House Inspection	Professional Fees	10-475-4165	04/05/2015	59.35
04/22/2015	T04121500094004	(6) Apt. Inspections	(6) Apt. Inspections	Professional Fees	10-475-4165	04/12/2015	469.82
Vendor 0310 - Treasurer, St. Louis County Total:							529.17
Vendor: 1195 - United Way of Greater St. Louis							
04/22/2015	1st Qtr 2015-#1632124	1st Quarter United Way Payment - Jan.-Mar.	1st Quarter United Way Payment - Jan.-Mar.	United Way Contributions	10-200-2155	04/01/2015	91.02
Vendor: 0337 - Valley Material							1,455.80
04/22/2015	152927	(14) Cu Yds 6 SK Meramec "C" Asphalt w/Chloride	(14) Cu Yds 6 SK Meramec "C" Asphalt w/Chloride	Concrete Street Replacemen	50-470-6310	03/27/2015	1,455.80
04/22/2015	152996	(26) Cu Yds 6 SK Meramec "C" Asphalt w/haul chg.	(26) Cu Yds 6 SK Meramec "C" Asphalt w/haul chg.	Concrete Street Replacemen	50-470-6310	03/31/2015	2,330.00
04/22/2015	152997	(8) Cu Yds 7 SK Meramec "C" Asphalt	(8) Cu Yds 7 SK Meramec "C" Asphalt	Concrete Street Replacemen	50-470-6310	03/31/2015	720.00
Vendor 0337 - Valley Material Total:							4,305.80
Vendor: 1531 - Zep Manufacturing Company							
04/22/2015	9001551759	55 Gal Zep Klear - Vehicle windshield washer	55 Gal Zep Klear - Vehicle windshield washer	Vehicle - Maintenance & Rep	10-470-4285	03/27/2015	521.95
Vendor 1531 - Zep Manufacturing Company Total:							521.95
Grand Total:							74,926.57

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Manchester, MO

Board Approval Report

By Vendor Name

Payment Dates 4/26/2015 - 5/1/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 1029 - Aramark Uniform Services							
04/28/2015	452-8683231	Uniforms cleaned, Mats & shop towels, Mats-4/22/15	Mats - 4/22/15	Uniforms & Equipment	10-460-4160	04/22/2015	9.50
04/28/2015	452-8683231	Uniforms cleaned, Mats & shop towels, Mats-4/22/15	Uniforms cleaned - 4/22/15	Uniforms & Equipment	10-470-4160	04/22/2015	147.21
04/28/2015	452-8683231	Uniforms cleaned, Mats & shop towels, Mats-4/22/15	Mats & shop towels - 4/22/1	Building - Maintenance & Re	10-470-4295	04/22/2015	33.95
Vendor 1029 - Aramark Uniform Services Total:							190.66
Vendor: 0022 - Arco Lawn Equipment, Inc.							
04/28/2015	122585	Chain saw chains & maintenance items	Chain saw chains & maintenance items	Equipment - Maintenance &	10-470-4290	04/06/2015	166.67
04/28/2015	53270	Chain tensioner components for Stihl 044 chain saw	Chain tensioner components for Stihl 044 chain saw	Equipment - Maintenance &	10-470-4290	04/06/2015	23.37
Vendor 0022 - Arco Lawn Equipment, Inc. Total:							190.04
Vendor: 2156 - BeneFlex HR Resources, Inc.							
04/28/2015	86417	Benny Card & HRA fees - April, COBRA Fees - March	Benny Card & HRA fees - April, COBRA Fees - March	Professional Fees	10-430-4165	04/22/2015	570.15
Vendor 2156 - BeneFlex HR Resources, Inc. Total:							570.15
Vendor: 2054 - BG Services, Inc.							
04/28/2015	0172820-IN	(12) EPR Oil Change Kit for police vehicle	(12) EPR Oil Change Kit for police vehicle	Vehicle - Maintenance & Rep	10-470-4285	04/01/2015	376.80
04/28/2015	0173195-IN	Induction, Inj. system, & eng. oil clean truck 135	Induction, Inj. system, & eng. oil clean truck 135	Vehicle - Maintenance & Rep	10-470-4285	04/08/2015	189.00
Vendor 2054 - BG Services, Inc. Total:							565.80
Vendor: 1265 - Brewer Machine & Gear Co.							
04/28/2015	254254	Construct replacement shaft for salt dome conveyor	Construct replacement shaft for salt dome conveyor	Equipment - Maintenance &	10-470-4290	04/02/2015	132.88
04/28/2015	161206	(8.67) Tons MSD1 Stone	(8.67) Tons MSD1 Stone	Concrete Street Replacemen	50-470-6310	04/06/2015	80.63
Vendor 1265 - Brewer Machine & Gear Co. Total:							132.88
Vendor: 0060 - Bussen Quarries, Inc.							
04/28/2015	5836368	(8) Replacement bulbs cemetery & 141 island lights	(8) Replacement bulbs cemetery & 141 island lights	Streets - Maintenance & Rep	10-470-4310	04/06/2015	118.50
Vendor 0060 - Bussen Quarries, Inc. Total:							118.50
Vendor: 0073 - City Lighting Products							
04/28/2015	5836368	(8) Replacement bulbs cemetery & 141 island lights	(8) Replacement bulbs cemetery & 141 island lights	Streets - Maintenance & Rep	10-470-4310	04/06/2015	118.50
Vendor 0073 - City Lighting Products Total:							118.50

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Board Approval Report

Payment Dates: 4/26/2015 - 5/1/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 2221 - Collector of Revenue							
04/28/2015	Sales Tax Report - April	Sales Tax Report - April	Sales Tax Report - April	Professional Fees	30-475-4165	04/20/2015	20.00
Vendor 2221 - Collector of Revenue Total:							20.00
Vendor: 0088 - Cope Plastics, Inc.							
04/28/2015	00261650	(2) Acrylic Cast Clear Sheet .354 PM 48x96	(2) Acrylic Cast Clear Sheet .354 PM 48x96	Recreation Supplies	10-460-4225	04/08/2015	418.92
Vendor 0088 - Cope Plastics, Inc. Total:							418.92
Vendor: 1970 - Copying Concepts							
04/28/2015	878077	Police Copier Lease Pmt. - 4/12-5/11/15	Police Copier Lease Pmt. - 4/12-5/11/15	Equipment Rental	10-425-4280	04/13/2015	67.00
Vendor 1970 - Copying Concepts Total:							67.00
Vendor: 2557 - Fundraising Brick, LLC							
05/01/2015	5391	(2) Brick paver 4x8x2, 8x8x2 paver, (5) 3x3x.75 paver	(2) Brick paver 4x8x2, 8x8x2 paver, (5) 3x3x.75 paver	Miscellaneous	10-475-4325	04/24/2015	146.00
Vendor 2557 - Fundraising Brick, LLC Total:							146.00
Vendor: 2702 - General Code							
04/28/2015	C0017704	eCode360 Annual Maintenance	eCode360 Annual Maintenance	Miscellaneous	10-420-4325	04/01/2015	995.00
Vendor 2702 - General Code Total:							995.00
Vendor: 0595 - GO2 Partners							
04/23/2015	427258	(250) Business Cards - T. Darling	(250) Business Cards - T. Darling	Office Supplies	10-440-4215	04/02/2015	45.40
Vendor 0595 - GO2 Partners Total:							45.40
Vendor: 0135 - Grainger							
04/28/2015	9705989276	(6) 36" Squeeze Trash Grabber	(6) 36" Squeeze Trash Grabber	Small Tools & Equipment	10-470-4320	04/02/2015	89.82
04/28/2015	9706228922	(6) Replacement ballast kits - cemetery lights	(6) Replacement ballast kits - cemetery lights	Streets - Maintenance & Rep	10-470-4310	04/02/2015	551.04
Vendor 0135 - Grainger Total:							640.86
Vendor: 0926 - Greenscape Gardens							
04/28/2015	271368	Donald Wyman Flowering Tree	Donald Wyman Flowering Tree	Parks-Maintenance & Repair	10-460-4312	04/13/2015	127.49
Vendor 0926 - Greenscape Gardens Total:							127.49
Vendor: 2454 - Guardian - Appleton							
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May Dental Premium	Dental Insurance	10-420-4140	05/01/2015	380.38
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May LTD Premium	Disability Insurance	10-420-4150	05/01/2015	70.70
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May Dental Premium	Dental Insurance	10-425-4140	05/01/2015	56.36
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May LTD Premium	Disability Insurance	10-425-4150	05/01/2015	4.74
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May Dental Premium	Dental Insurance	10-430-4140	05/01/2015	154.96
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May LTD Premium	Disability Insurance	10-430-4150	05/01/2015	37.89
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May Dental Premium	Dental Insurance	10-440-4140	05/01/2015	3,670.16
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May LTD Premium	Disability Insurance	10-440-4150	05/01/2015	652.95

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Payment Dates: 4/26/2015 - 5/1/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May Dental Premium	Dental Insurance	10-460-4140	05/01/2015	648.05
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May LTD Premium	Disability Insurance	10-460-4150	05/01/2015	108.72
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May Dental Premium	Dental Insurance	10-470-4140	05/01/2015	1,211.47
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May LTD Premium	Disability Insurance	10-470-4150	05/01/2015	219.10
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May Dental Premium	Dental Insurance	10-475-4140	05/01/2015	267.67
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May LTD Premium	Disability Insurance	10-475-4150	05/01/2015	49.45
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May Dental Premium	Dental Insurance	10-480-4140	05/01/2015	281.77
05/01/2015	#00-468234 - May Premium	May Dental & LTD Premium	May LTD Premium	Disability Insurance	10-480-4150	05/01/2015	33.52
Vendor: 0903 - K & K Supply							7,847.89
04/28/2015	494121	(2) 5G Concrete curing compound	(2) 5G Concrete curing compound	Concrete Street Replacemen	50-470-6310	04/01/2015	205.12
04/28/2015	494324	(14) Asst. Air filters for chain saws	(14) Asst. Air filters for chain saws	Equipment - Maintenance &	10-470-4290	04/02/2015	48.92
Vendor: 0859 - Kirkwood Material Supply, Inc.							254.04
04/28/2015	218638/1	(7) Yds Topsoil for concrete backfill work	(7) Yds Topsoil for concrete backfill work	Concrete Street Replacemen	50-470-6310	04/01/2015	166.95
Vendor: 0174 - Laclede Gas Company							166.95
04/28/2015	0214411000 - 4/23/15	Service to Pub. Wks. Bldg - 3/24-4/22/15	Service to Pub. Wks. Bldg - 3/24-4/22/15	Gas	10-470-4240	04/23/2015	167.41
04/28/2015	2439570000 - 4/23/15	Service to City Hall - 3/24-4/22/15	Service to City Hall - 3/24-4/22/15	Gas	10-420-4240	04/23/2015	97.76
04/28/2015	8269201000 - 4/23/15	Service to Park Maint. - 3/24-4/22/15	Service to Park Maint. - 3/24-4/22/15	Gas	10-460-4240	04/23/2015	91.00
Vendor: 0183 - Leon Uniform							356.17
04/28/2015	344211-01	S/S Wht Micro Zip Shirt - C. Smith	S/S Wht Micro Zip Shirt - C. Smith	Uniforms & Equipment	10-440-4160	04/03/2015	56.95
04/28/2015	348087-01	(2) L/S Navy Shirt, Nvy Trousers - T. Chapman	(2) L/S Navy Shirt, Nvy Trousers - T. Chapman	Uniforms & Equipment	10-440-4160	04/03/2015	167.90
04/28/2015	348337	Utili-T Crew (3 pk) Navy - J. Logan	Utili-T Crew (3 pk) Navy - J. Logan	Uniforms & Equipment	10-440-4160	04/03/2015	29.95
Vendor: 1046 - Lou Fusz Ford							251.80
04/28/2015	F151201-02-04	(3) 2015 Ford Police Interceptor Utility Vehicles	2015 Ford Police Interceptor Utility Vehicles	Vehicles	50-440-6460	04/27/2015	79,743.00
Vendor: 1087 - Menards							5.88
04/28/2015	33873	(6) 12" Smooth patio block - for trash can base	(6) 12" Smooth patio block - for trash can base	Building - Maintenance & Re	10-470-4295	04/08/2015	5.88

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Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Amount
04/28/2015	33934	48x72x24 Steel 5 Shelf, 36x72x18 Steel 5 Shelf	48x72x24 Steel 5 Shelf, 36x72x18 Steel 5 Shelf	Machinery and Equipment	50-470-6410	04/09/2015	1,029.98
Vendor: 1410 - Metropark Communications, Inc.							
04/28/2015	241854	Phone, Cloud & Web Services - 3/25-4/24/15	Phone, Cloud & Web Services - 3/25-4/24/15	Telephone	10-420-4245	04/25/2015	2,180.40
Vendor: 1410 - Metropark Communications, Inc. Total:							2,180.40
04/28/2015	1017-220000215316 - 4/14/1	Service to 617 Chatelet Ln - 1/08-4/08/15	Service to 617 Chatelet Ln - 1/08-4/08/15	Water	10-460-4250	04/14/2015	90.55
Vendor: 0304 - Missouri American Water							
04/28/2015	10736272	Public Hearing Notice - 5/4/1	Public Hearing Notice - 5/4/1	Newspaper Notices	10-420-4185	04/14/2015	29.00
Vendor: 0182 - Missouri Lawyers Media							
04/28/2015	045881	(6) Pro/Soft Bond White/Concrete saw blades	(6) Pro/Soft Bond White/Concrete saw blades	Concrete Street Replacemen	50-470-6310	04/06/2015	1,551.18
Vendor: 1330 - National Diamond Enterprises							
04/28/2015	79697	Truck hitch components - pin,clip,2"ball, mount	Truck hitch components - pin,clip,2"ball, mount	Vehicle - Maintenance & Rep	10-470-4285	04/24/2015	294.83
Vendor: 0092 - Northwest Automotive & Croft Trailer							
04/28/2015	A. Curran - Camp Refund	Refund to A. Curran for Day Camp Session 3	Refund to A. Curran for Day Camp Session 3	Day Camp	10-561-5601	04/23/2015	130.00
Vendor: 1728 - Park & Rec. Refund							
05/01/2015	May '15 Retainer	May Retainer - City Atty.	May Retainer - City Atty.	Professional Fees	10-420-4165	05/01/2015	2,775.00
Vendor: 0141 - Patrick R. Gunn							
04/28/2015	INV0041282	April Subscription Fee	April Subscription Fee	REJIS Expenses	10-440-4345	04/15/2015	348.32
04/28/2015	INV0041282	April Subscription Fee	April Subscription Fee	REJIS Expenses	10-480-4345	04/15/2015	252.24
Vendor: 2179 - Republic Services - #346							
04/28/2015	0346-017094884	Trash Services - April	Trash Services - April	Waste Management Progra	10-470-4360	04/15/2015	106,087.60
Vendor: 1344 - S & S Worldwide, Inc.							
04/28/2015	8536625	(4) Tennis Center Strap, Easy Play Bingo Pack	(4) Tennis Center Strap, Easy Play Bingo Pack	Recreation Supplies	10-460-4225	04/03/2015	92.52
Vendor: 1344 - S & S Worldwide, Inc. Total:							92.52

Board Approval Report

Payment Dates: 4/26/2015 - 5/1/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
04/28/2015	66417801	Parts Washer solvent disposal fee	Parts Washer solvent disposal fee	Waste Management Progra	10-470-4360	04/06/2015	161.83
Vendor: 2038 - Southern Computer Warehouse							Vendor 0284 - Safety-Kleen Corporation Total:
04/28/2015	IN-000245488-3/25/15	Dell PE T20 MT PDC/3.0 4GB NO HD OS	Dell PE T20 MT PDC/3.0 4GB NO HD OS	Expendable Equipment	10-425-6100	04/01/2015	290.96
04/28/2015	IN-000249374	HP 305A Blk Laserjet toner cartridge	HP 305A Blk Laserjet toner cartridge	Office Supplies	10-440-4215	04/09/2015	69.78
04/28/2015	IN-000249395	HP 42A Toner Cartridge - Blk	HP 42A Toner Cartridge - Blk	Office Supplies	10-440-4215	04/09/2015	151.94
Vendor: 1387 - Sprint/Nextel Communications							Vendor 2038 - Southern Computer Warehouse Total:
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Cell phone services - 3/06-4/05/15	Telephone	10-420-4245	04/09/2015	22.22
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Data Chgs - Smart Phone services - 3/06-4/05/15	Telephone	10-420-4245	04/09/2015	43.16
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Smart phone - M. Becker	Equipment - Maintenance &	10-425-4290	04/09/2015	49.99
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Data Chgs - Smart Phone services - 3/06-4/05/15	REJIS Expenses	10-425-4345	04/09/2015	35.00
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Cell phone services - 3/06-4/05/15	Telephone	10-440-4245	04/09/2015	355.52
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Data Chgs - Smart Phone services - 3/06-4/05/15	Telephone	10-440-4245	04/09/2015	43.16
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Cell phone services - 3/06-4/05/15	Telephone	10-460-4245	04/09/2015	200.28
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Data Chgs - Smart Phone services - 3/06-4/05/15	Telephone	10-470-4245	04/09/2015	197.48
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Cell phone services - 3/06-4/05/15	Telephone	10-470-4245	04/09/2015	355.52
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Cell phone services - 3/06-4/05/15	Telephone	10-475-4245	04/09/2015	6.44
04/28/2015	405259123-145	Cell phone services - 3/06-4/05/15	Data Chgs- GIS IPADS service - 3/06-4/05/15	Expendable Equipment	50-425-6100	04/09/2015	75.98
Vendor: 0449 - St. Louis Composting, Inc.							Vendor 1387 - Sprint/Nextel Communications Total:
04/28/2015	323415	(8) Cu Yds Topsoil	(8) Cu Yds Topsoil	Parks-Maintenance & Repair	10-460-4312	04/01/2015	166.00
04/28/2015	325060	(1) Load of storm damaged tree to Landfill	(1) Load of storm damaged tree to Landfill	Streets - Maintenance & Rep	10-470-4310	04/08/2015	48.00
04/28/2015	325303	(8) Yds Dark Walnut Brown Mulch	(8) Yds Dark Walnut Brown Mulch	Parks-Maintenance & Repair	10-460-4312	04/09/2015	184.00
04/28/2015	325310	(8) Yds Dark Walnut Brown Mulch	(8) Yds Dark Walnut Brown Mulch	Parks-Maintenance & Repair	10-460-4312	04/09/2015	184.00
Vendor 0449 - St. Louis Composting, Inc. Total:							568.00

Agenda Item

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Board Approval Report

Payment Dates: 4/26/2015 - 5/1/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 1201 - St. Louis Safety, Inc.							
04/28/2015	543200	(2) box Disp. Shoe Covers	(2) box Disp. Shoe Covers	Prisoner Expense	10-440-4335	04/06/2015	93.90
04/28/2015	543201	(4) bx Lens cleaning tissue, (20) Hearing protector	(4) bx Lens cleaning tissue, (20) Hearing protector	Field Supplies	10-470-4220	04/06/2015	102.40
04/28/2015	543315	Box Replaceable ear pods (5)	Box Replaceable ear pods (5)	Field Supplies	10-470-4220	04/09/2015	86.60
Vendor 1201 - St. Louis Safety, Inc. Total:							282.90
Vendor: 2411 - Staples Advantage							
04/28/2015	8033906269	Office supplies - March	(2) Tape labels, (2) Cases Copy Paper, 2 dz stickys	Office Supplies	10-440-4215	04/04/2015	93.90
04/28/2015	8033906269	Office supplies - March	(10 pk) Corr. tape, (12) Legal Pads, Binder Clips	Office Supplies	10-440-4215	04/04/2015	13.27
Vendor 2411 - Staples Advantage Total:							107.17
Vendor: 0324 - Terrafl Incorporated							
04/28/2015	0000002367	(4) Loads Clean Fill to Landfill	(4) Loads Clean Fill to Landfill	Concrete Street Replacemen	50-470-6310	04/01/2015	172.00
04/28/2015	0000002433	(8) Loads Clean Fill to Landfill	(8) Loads Clean Fill to Landfill	Concrete Street Replacemen	50-470-6310	04/06/2015	344.00
Vendor 0324 - Terrafl Incorporated Total:							516.00
Vendor: 2090 - The Lincoln National Life Insurance Company							
05/01/2015	MANCH-BL-701550-May '15	May Life & ADD Premiums	May Life & ADD Premiums	Life Insurance	10-420-4145	05/01/2015	51.11
05/01/2015	MANCH-BL-701550-May '15	May Life & ADD Premiums	May Life & ADD Premiums	Life Insurance	10-425-4145	05/01/2015	4.11
05/01/2015	MANCH-BL-701550-May '15	May Life & ADD Premiums	May Life & ADD Premiums	Life Insurance	10-430-4145	05/01/2015	26.25
05/01/2015	MANCH-BL-701550-May '15	May Life & ADD Premiums	May Life & ADD Premiums	Life Insurance	10-440-4145	05/01/2015	510.76
05/01/2015	MANCH-BL-701550-May '15	May Life & ADD Premiums	May Life & ADD Premiums	Life Insurance	10-460-4145	05/01/2015	83.76
05/01/2015	MANCH-BL-701550-May '15	May Life & ADD Premiums	May Life & ADD Premiums	Life Insurance	10-470-4145	05/01/2015	168.57
05/01/2015	MANCH-BL-701550-May '15	May Life & ADD Premiums	May Life & ADD Premiums	Life Insurance	10-475-4145	05/01/2015	40.82
05/01/2015	MANCH-BL-701550-May '15	May Life & ADD Premiums	May Life & ADD Premiums	Life Insurance	10-480-4145	05/01/2015	26.38
Vendor 2090 - The Lincoln National Life Insurance Company Total:							911.76
Vendor: 0310 - Treasurer, St. Louis County							
04/28/2015	T04191500094005	(4) House Inspections	(4) House Inspections	Professional Fees	10-475-4165	04/19/2015	381.40
Vendor 0310 - Treasurer, St. Louis County Total:							381.40
Vendor: 2018 - Tyler Technologies, Inc.							
04/28/2015	025-118835	Annual contract - 5/1/15-4/30/16	Court Case Mgmt Maint, contract - 5/1/15-4/30/16	Equipment - Maintenance &	10-425-4290	04/01/2015	4,925.17
04/28/2015	025-118835	Annual contract - 5/1/15-4/30/16	Police Interfacel contract - 5/1/15-4/30/16	Equipment - Maintenance &	10-425-4290	04/01/2015	879.35
04/28/2015	025-118835	Annual contract - 5/1/15-4/30/16	AcuCorp AcuServer Maint. - 5/1/15-4/30/16	Equipment - Maintenance &	10-425-4290	04/01/2015	352.25
04/28/2015	025-118835	Annual contract - 5/1/15-4/30/16	Central Cash Collection contract - 5/1/15-4/30/16	Equipment - Maintenance &	10-425-4290	04/01/2015	703.23
Vendor 2018 - Tyler Technologies, Inc. Total:							6,860.00

Board Approval Report

Payment Dates: 4/26/2015 - 5/1/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0970 - Uline 04/28/2015	66497980	(6) Pkg 14" 120 lb Blk UV Cable Ties	(6) Pkg 14" 120 lb Blk UV Cable Ties	Miscellaneous	10-460-4325	04/03/2015	113.06
Vendor 0970 - Uline Total:							113.06
Vendor: 0583 - Uncle Bob's Self Storage #307 04/28/2015	Annual Rent - #326	Annual Storage Unit #323 Rent	Annual Storage Unit #323 Rent	Equipment Rental	10-460-4280	04/22/2015	2,676.00
Vendor 0583 - Uncle Bob's Self Storage #307 Total:							2,676.00
Vendor: 1112 - United HealthCare 05/01/2015	0037563798	May Health Premiums	May Health Premiums	Health Insurance	10-420-4135	05/01/2015	2,061.28
05/01/2015	0037563798	May Health Premiums	May Health Premiums	Health Insurance	10-425-4135	05/01/2015	334.00
05/01/2015	0037563798	May Health Premiums	May Health Premiums	Health Insurance	10-430-4135	05/01/2015	1,297.85
05/01/2015	0037563798	May Health Premiums	May Health Premiums	Health Insurance	10-440-4135	05/01/2015	24,476.40
05/01/2015	0037563798	May Health Premiums	May Health Premiums	Health Insurance	10-460-4135	05/01/2015	3,195.97
05/01/2015	0037563798	May Health Premiums	May Health Premiums	Health Insurance	10-470-4135	05/01/2015	8,779.34
05/01/2015	0037563798	May Health Premiums	May Health Premiums	Health Insurance	10-475-4135	05/01/2015	1,717.70
05/01/2015	0037563798	May Health Premiums	May Health Premiums	Health Insurance	10-480-4135	05/01/2015	1,383.69
Vendor 1112 - United HealthCare Total:							43,246.23
Vendor: 0337 - Valley Material 04/28/2015	153046	(25.0) Cu Yds 7 SK Meramec "C" Asphalt	(25.0) Cu Yds 7 SK Meramec "C" Asphalt	Concrete Street Replacemen	50-470-6310	04/03/2015	2,150.00
04/28/2015	153047	(11.0) Cu Yds 7 SK Meramec "C" Asphalt	(11.0) Cu Yds 7 SK Meramec "C" Asphalt	Concrete Street Replacemen	50-470-6310	04/03/2015	980.66
04/28/2015	153092	(33.0) CuYds 7SK Meramec "C" Asphalt w/1% Calcium	(33.0) CuYds 7SK Meramec "C" Asphalt w/1% Calcium	Concrete Street Replacemen	50-470-6310	04/08/2015	2,941.97
Vendor 0337 - Valley Material Total:							6,072.63
Vendor: 0342 - West St. Louis County Chamber of Commerce 04/28/2015	Lunch/mtg-4/15/15	Chamber Lunch/Meeting 4/15/15 - A. Hixson	Chamber Lunch/Meeting 4/15/15 - A. Hixson	Business Lunch/Dinner	10-420-4180	04/15/2015	25.00
Vendor 0342 - West St. Louis County Chamber of Commerce Total:							25.00
Grand Total:							270,699.63

Appendix Item 79

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 13, 2015**

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Kathy Arnett, Planning and Zoning Director
Melissa Barklage, Recording Secretary

CASES

REPRESENTATIVES OF CASES

1. **15-SUP-004** – A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.

Lindsey Darabcsek
Darby Designs
14396 Manchester Road
Manchester, MO 63011
(314) 809-0285

2. **15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Duane Marquart
Primary Care Chiropractic
201 Enchanted Parkway
Manchester, MO 63021
(636) 227-4151

3. **15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Jason Wohlfahrt
Gathering Ground, Inc.
14290 Manchester Road
Manchester, MO 63011
(314) 503-4303

4. **15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

1. CALL TO ORDER

Commissioner Fluchel called the Planning and Zoning Commission meeting of April 13, 2015 to order at 7:02 p.m.

PLANNING AND ZONING MINUTES

APRIL 13, 2015

2. ROLL CALL

Commissioner Fluchel asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Excused	Chairman Jason Truesdell	Excused
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Director Kathy Arnett	Present
Mayor David Willson	Present	Melissa Barklage, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Brown made the motion to approve the minutes of March 23, 2015. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

4. APPROVAL OF AGENDA

Commissioner Fluchel asked if there were any changes to the agenda. Commissioner Brown made the motion to approve the agenda as presented. Commissioner Korte seconded; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

5. OLD BUSINESS

- A. CASE #15-SUP-004** - A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.

Speaking for the case is Mrs. Darabcsek, the owner of the Darby Designs business. She stated that she originally came in some time back to apply for occupancy. Originally City Staff granted approval and then later Staff found that she had been granted approval under an incorrect use for her business so then her business was denied. So she now needs a Special Use Permit. The nature of her business is custom embroidery of new items including clothing, household items, etc. Customers can bring in a variety of items and she will do the embroidery work for them. The business has done custom work for other businesses and organizations such as Holy Infant.

Director Arnett then offered details into what brought Darby Designs before the Commission. Darby Designs does the embroidery of apparel and home items. The sale of apparel and accessories requires a Special Use Permit in the Planned Business Development District. Director Arnett explained that originally her business was granted approval by the previous Director under the use of arts and crafts. Because of this there has been some confusion by the owner as to what the City would require for her to continue her business and apply for a business license. She is being brought before the Commission now to obtain her required Special Use Permit and come into compliance with City zoning code. The building that Darby Designs occupies has 3 parking spaces near the building. The building that will house Darby Designs is on the same property as a building that houses Kowal Photography and an insurance business that has additional parking spaces that can be utilized if needed. The requirement for Darby Designs is 3 spaces but with the additional opportunity for shared parking, the Department does not have an issue with provided parking availability for the business. The awnings on the building, while nice looking, will need to be brought into compliance. A building permit was not obtained for them and they do not meet the sign requirements for awnings.

Commissioner Brown asked if Darby Designs will only occupy the first floor of the building. Mrs. Darabcsek stated that she will mainly occupy the first floor but does use the upper floor for some storage. Commissioner Brown asked Mrs. Darabcsek if she felt the parking situation would be a problem for her business. She said right now she probably only needed a couple of spaces but she didn't know if the volume would increase in the future. She said she still hopes that it will not be a problem.

Mayor Willson added that he felt that because of the nature of the business most customers will only be at the store for a short time. Mrs. Darabcsek said that she agreed. Most of her customers are coming in to drop off or pick up merchandise and they know what they are coming in for.

Alderman Clement asked Mrs. Darabcsek how she plans to market her business and introduce her business to the community. Mrs. Darabcsek stated that she has talked to Scrubs and Beyond about doing embroidery for them on the scrubs they sell. She has talked to different sports teams in the area about doing personalization for their teams. They currently do work for Holy Infant where her kids go. She has also started to do bridal wear and she plans to try working with bridal shops in the area including the new bridal shop going into Manchester.

Commissioner Fluchel asked about the awnings and whether they would be a problem to bring into compliance. Director Arnett answered that a building permit is going to need to be obtained and also the signage for the awning is not allowed to be on the top of the awning it must be on the awning drop according to City Code. She feels this can be done as long as the business works with City staff to correct the issues.

Commissioner Brown made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-004. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

6. NEW BUSINESS

- A. **15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Dr. Duane Marquart is presenting the case for the Special Use Permit. Primary Care Chiropractic offers massage therapy to clients through a division that is doing business as Serenity Massage. All scheduling and transactions are done through Primary Care Chiropractic. The services of Serenity Massage are offered in a medical perspective to help improve all over health. The focus of the massage is to relieve stress, aid in relaxation, relieve muscle tension and stiffness and promote faster health from injuries in addition to other benefits. There are two rooms set aside for the massage services, each about 80 sq. ft. in size. They are inspected and licensed by the State of Missouri and employ only Missouri licensed and insured massage therapists.

Director Arnett stated that Dr. Marquart has an existing chiropractic office that has recently added massage services. The Department became aware of the offerings after seeing a coupon and other advertising for massage at his office. The Department sent him a letter and Dr. Marquart quickly came in and made application in the short time he was given to start the process for the Special Use Permit. As Dr. Marquart mentioned the massage services are offered in connection with his existing practice but nevertheless, massage therapy does require a Special Use Permit in the C-1 Commercial District. Department does believe in the requirement of maintaining all proper licenses for the massage therapists that are employed by Serenity Massage. Staff encourages the Commission to include this as a stipulation in issuance of the Special Use Permit. There will be no external changes to the business and parking is ample for the type of use.

Commissioner Korte asked if the massage business would hold any different hours. Dr. Marquart stated that there would be no change in hours of operation. They will remain the same as the chiropractic office.

Commissioner Brown made the motion to make a favorable recommendation to the Board of Alderman with the condition that all therapists hold and maintain current state licensing on CASE #15-SUP-005. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

- B. **15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.

- C. **15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Speaking for the case is Mr. Jason Wohlfahrt owner of Gathering Ground, Inc. His business occupies the former Becky’s Carpet building on Manchester Road. His business sells toys and trading cards in the store, as well as online.

Director Arnett provided the staff report for the two cases for Gathering Ground, Inc. which is the Special Use Permit case and case for Site Plan approval. The former Becky’s Carpet store also carried a Special Use Permit for warehousing and was issued in 1999. The Gathering Ground came in to the City in 2012 and was approved at the time as a retail toy store. A toy store where all items stored on-site are sold on-site is a permitted use. It was determined that the vast majority of the space however was used as warehousing, so that the items could be shipped out after they were sold via the internet. The building is about 50,000 sq ft. The front 10,000 sq. ft. is retail and the remaining 40,000 sq. ft. is used for warehousing. The Site Plan is being reviewed because the petitioner wishes to build an 80 foot wide by 15 feet deep car portstyle cover off the back of the building to shield his box truck and trailer from the elements. No parking will be impacted by this addition. The space exceeds the off-street parking and loading requirements. The carport will have little visibility due to its location behind the building and the height of Highway 141.

Commissioner Smith asked who would review the construction details of the carport. Director Arnett confirmed that once the petitioner is ready to submit for a building permit he will have to come to the City first to confirm its location and then he’ll submit to St. Louis County for building permits.

Alderman Clement asked if the bulk of his business was sales through the internet. Mr. Wohlfahrt confirmed that it is. Alderman Clement asked where people would go to purchase his items. Mr. Wohlfahrt stated that he sells mostly on Amazon.com. The warehouse is storage of the items that are sold and then sent out to fulfillment centers where Amazon ships to the customers. He confirmed he has four full-time employees that work at that location.

Commissioner Brown asked if he used to own a property in Valley Park. Mr. Wohlfahrt explained that he was formerly in Valley Park. At that time it was a mainly retail shop but now because of the changing times they have more online sales as opposed to selling out of their store.

Commissioner Fluchel made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-006. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

PLANNING AND ZONING MINUTES

APRIL 13, 2015

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

Commissioner Fluchel made the motion to approve the review of site plan on CASE #15-SP-004. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Arnett stated that Jimmy John's is open. Sincerely Yours Bridal is hoping to be open very soon. The Fruit Stand was getting ready to open before Easter and the current tenant Gabi's was supposed to be out the last week in March. Gabi's did not move out and was issued an eviction notice so he now refuses to leave. The Fruit Stand is operating outside while the issue of the building is being sorted out by the private parties involved.

Commissioner Fluchel asked about what was going to happen with the former Chili's building. Director Arnett told the Commission that Joey B's restaurant has signed a lease on the building and they are looking to come before the Commission for a special use permit soon.

8. EX-OFFICIO'S REPORT

Alderman Clement announced that Jack Fluchel was re-appointed to the Planning & Zoning Commission at the last Aldermen meeting.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None

10. ADJOURNMENT

Commissioner Kortem made the motion to adjourn the Planning and Zoning Commission meeting of April 13, 2015, at 7:45 p.m. Motion seconded by Commissioner Brown; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

Respectfully submitted by:
Melissa Barklage, Recording Secretary

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CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 27, 2015**

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Kathy Arnett, Planning and Zoning Director
Melissa Barklage, Recording Secretary

CASES

REPRESENTATIVES OF CASES

- A. **CASE #15-SUP-007** – A request for a Special Use Permit has been made by Michael Mueller of Civil Engineering Design Consultants, Inc., on behalf of Joey B’s Restaurant, to operate a restaurant with cocktail lounge selling liquor by the drink for consumption on the premises at 14445 Manchester Road. The property is zoned C-1 Commercial District.
 - **Mike Mueller**
Civil Engineering Design Consultants, Inc.
11402 Gravois Road, Ste 100
St. Louis, MO 63126
(314) 729-1400
 - **Tom Niemeier**
SPACE, LLC.
4168 Manchester Road
St. Louis, MO 63110
(314) 393-5880
 - **Joseph Barcewski**
Joey B’s Food & Drink
14445 Manchester Road
Manchester, MO 63011
- B. **CASE #15-SP-005** - A request for Site Plan Approval has been made by Michael Mueller of Civil Engineering Design Consultants, Inc., on behalf of Joey B’s Restaurant, for the addition of a 3,600 square foot outdoor seating space and parking reconfiguration at 14445 Manchester Road. The property is zoned C-1 Commercial District.
 - **Kathy Arnett**
Planning and Zoning Director
- C. **CASE #15-TXT-003** – Text amendments are proposed to Sections 405.060 & Article IV of the City’s Zoning Code to modify the Definitions and the General Provisions.
 - **Kathy Arnett**
Planning and Zoning Director

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of April 27, 2015 to order at 7:01 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Director Kathy Arnett	Present
Mayor David Willson	Present	Melissa Barklage, Recording Secy	Present

3. APPROVAL OF MINUTES

Mayor Willson made the motion to approve the minutes of April 13, 2015. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit proposed that the Commission consider the first and second case at the same time. Mayor Willson made the motion to approve the agenda with the amendment. Commissioner Labit seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- A. CASE #15-SUP-007** – A request for a Special Use Permit has been made by Michael Mueller of Civil Engineering Design Consultants, Inc., on behalf of Joey B’s Restaurant, to operate a restaurant with cocktail lounge selling liquor by the drink for consumption on the premises at 14445 Manchester Road. The property is zoned C-1 Commercial District.
- B. CASE #15-SP-005** - A request for Site Plan Approval has been made by Michael Mueller of Civil Engineering Design Consultants, Inc., on behalf of Joey B’s Restaurant, for the addition of a 3,600 square foot outdoor seating space and parking reconfiguration at 14445 Manchester Road. The property is zoned C-1 Commercial District.

Speaking for the cases this evening is Mr. Mike Mueller of Civil Engineering Design Consultants, Inc. presenting for Joey B’s restaurant. The existing site has a 5,500 sq ft building. The building will remain and be remodeled. There are currently four entrances to the site. Two entrances are on Manchester Road. One is on School Street and the other entrance is on Andersohn. The west entrance on Manchester Road has been proposed to be removed. The east entrance is currently about 60 to 65 feet wide. The east entrance will be reduced down to a right in and right out only. The entrances on School St and Andersohn will remain. In the front of the existing building there are some odd islands that will be removed. There will be regrading completed in front of the building. A drive lane will be added in front of the patio. There has also been a proposed increase of greenspace in front of the building. The required parking spaces for the building and outdoor seating area is 90 parking spaces. The site plan has 112 parking spaces. Mr. Mueller also described the layout of the outdoor patio seating. There is planned to be semi-private booths in the front patio seating area. They plan to include a couple of fire pits on the open patio area and to the side will be a bar area. The restaurant’s hours of operation will be Monday through Saturday 11 am to 1:30 am, Sunday 11 am to midnight. Mr. Mueller also introduced that with him today was Mr. Todd Niemeyer of SPACE architecture and the owners of Joey B’s as well.

Director Arnett started by saying all restaurants in the C-1 Commercial District require a Special Use Permit. Even if they were not doing alcohol sales a Special Use Permit would be required. However, the second type of restaurant under the Special Use requirement is a restaurant with cocktail lounge which is the type of Special Use Permit the petitioner is seeking. The property has been vacant since 2005 when Chili’s moved out. It had been a Black Eyed Pea previously before Chili’s. The main reasons for the site plan request tonight are that there will be changes to the parking area and an

addition of a 3,600 sq ft addition of an outdoor seating patio. The site plan shows the patio appears to seat about 100 persons. On the patio will also be a full-service bar. There will be a reconfiguration of the parking to the front of the building. The petitioner will patch, re-seal, and restripe the west and east side parking areas to improve the look of these areas but they will keep the current configuration. With the closing of the second entrance in the front, the petitioner will gain more parking and more greenspace. It is important to note that on the site plan provided to the Commission the front entrance from Manchester Road shows a left turn out, but that entrance will only be a right in and right out. This was discussed with Mr. Mueller, noting the left out will not be allowed at the front entrance as the median that MODOT required for the Culver's project will obstruct a left turn out of this property. Some have noted that there is a pooling of water in front of the former Chilli's building on this property. When Black Eyed Pea originally went in there was a Fox Photo Booth in the front of the property that prevented them from properly grading for drainage. With that building now removed, the petitioner will be able to correctly grade the front of the property. The stormwater issues will also be corrected with the addition of two concrete flumes to channel the water to the basins on the east and west side of the property near Manchester Road. The Department is in support of both the favorable recommendation of the Special Use Permit and approval of the site plan. The proposal meets all current codes and requirements of the Special Use Permit.

Commissioner Labit asked where the concrete flumes would be emptying. Mr. Mueller stated that there are drainage basins at the southeast and southwest corners of the property in the Manchester Road right-of-way. Commissioner Labit asked the petitioner if they had any concerns about the patio being out near Manchester Road, relative to noise or other nuisances. Mr. Tom Niemeyer stated that early in the project they did consider putting the patio on the side, but doing so would constrict the flow of traffic around the site. The petitioner found that putting the patio in front of the building made it look more attractive. There will be private booths closest to Manchester Road that will be oriented away from the street. Their intention was to keep the patio open enough that you can see activity on the patio but enclosed enough to give people a sense of enclosure from the road.

Commissioner Korte asked the petitioner if they had already been through approval with MoDOT and MSD. Mr. Mueller stated that City of Manchester was the first step. Once they receive approval through Manchester they will be submitting to MODOT and MSD. Commissioner Korte also asked what the 100 year flood elevation is. Mr. Mueller stated it is 518.

Commissioner Brown asked how soon it will take to begin construction. Mr. Mueller answered that as soon as all permits are in place they wish to begin construction. Mr. Joey Barcewskistated that they hope to start construction in June 2015.

Commissioner Smith asked if a special permit would be needed for the awnings on the patio. Director Arnett answered that the building permit for the entire project will need to include the proposed awnings as well. Commissioner Smith asked about a monument sign that appeared to be 15 feet wide on the site plan. Director Arnett stated that in the C-1 Commercial District the front yard setback is 30 feet. The current location of the monument sign shown on the site plan will have to go before the Board of Adjustment for a variance request. In addition to getting a variance to place the sign within the 30 foot setback the sign would need to be changed to be oriented as perpendicular to Manchester Road. The petitioner also has the option of changing out the pylon sign that exists.

Alderman Clement asked what types of landscaping they planned to use around the property. Mr. Mueller stated that the landscape architect was not with them this evening. Alderman Clement cautioned the petitioner about using Ash trees as St. Louis County has had an outbreak of the Emerald Ash Borer that has killed trees all over the area. Alderman Clement also asked if the employees for the restaurant will all come from their existing restaurants or if they would be new hires from the area. The owner, Mr. Barcewski, stated that a small portion of the staff for this restaurant would come from their existing restaurants but they plan to have a job fair and hire many new employees.

Chairman Truesdell asked Mr. Barcewski how many locations they have. Mr. Barcewski stated that this would be the fourth Joey B's location in the St. Louis area. He stated that they are for the most part family friendly restaurants. One location in downtown St. Louis is more of a party bar atmosphere for pre- and post- game events. The name of this location in Manchester will be Joey B's Food and Drink.

Other locations include Joey B’s on the Hill and Joey B’s in Concord Plaza which was established in May of 2011. Chairman Truesdell asked again what their hours of operation would be. Mr. Barcewski answered that Joey B’s Food and Drink would be open Monday through Saturday 11 am to 1:30 am and Sunday 11am to midnight.

Commissioner Labit made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-007. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Commissioner Labit made the motion to approve the site plan as presented on CASE #15-SP-005. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

C. **CASE #15-TXT-003** – Text amendments are proposed to Sections 405.060 & Article IV of the City’s Zoning Code to modify the Definitions and the General Provisions.

Director Arnett gave the staff report on the proposed text amendments. The first is a change in the definition that came from the State’s definition of a group home. This definition is required in any zoning code per state legislation. The current language in the City’s code is out of date. The general context of the definition remains unchanged, there are just minor wording modifications. The second text amendment is for the addition of the sight distance triangle to the Zoning Code. The sight distance triangle is determined by the extension of two intersecting streets and then drawing a line 30 feet back and connecting those. We want to add this to the Zoning Code in all District to keep drivers and non-vehicular traffic safe, but also so that code enforcement is able to address landscaping on corner lots that is impeding the view for drivers. The text amendment is the addition of the definition of a sight distance triangle and then an addition to Article 4 of the General Provisions that states what can or cannot be in the sight distance triangle.

Commissioner Labit asked if there should be changes to the definition of group home should be separate from the definition of a family. He also stated that he had concerns about whether this definition would abdicate what the subdivision’s indentures are.

Director Arnett explained that the City’s Code and subdivision’s indentures are independent. The subdivision’s indentures may not be less restrictive than the City’s Code. If the subdivision is more restrictive the City will not be responsible for enforcing the subdivision’s indentures. Group homes are allowed by State statute so the City must include this definition in the code. If there is a property maintenance issue or a health and safety issue with a particular property, those are things that we would take up based on the City codes they apply to but not on the basis alone of being a group home.

Commissioner Smith asked if the property line and right-of-way line would typically be the same. Director Arnett agreed they would. Commissioner Smith then asked if there would be a restriction within the right-of-way itself. Director Arnett stated that whatever is in the right-of-way remains removable by the City since it is public property.

Alderman Clement asked if the change to the City code with the sight distance triangle would allow the City opportunity to require the property owner to take down items in the triangle or would these properties be grandfathered. Director Arnett stated that properties would not be grandfathered in. The City may decide to give some allowance or consideration to certain properties but because it is a safety issue most properties would not be seen as a legally non-conforming.

PLANNING AND ZONING MINUTES

Commissioner Smith made the motion to make a favorable recommendation to the Board of Aldermen on CASE #15-TXT-003. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Commissioner/Secretary James Labit	Aye	Mayor David Willson	Aye
Commissioner Jack Fluchel	Excused	Chairman Jason Truesdell	Aye
Commissioner Joni Korte	Aye	Commissioner Mark Smith	Aye
Commissioner Tom Brown	Abstained		

Ayes	Nays	Abstentions	Excused
5	0	1	1

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Arnett reported that she spoke with Hutkin Development and CDOne Price Cleaners are still coming in to the Baxter Shops. The Fruit Stand was able to take over possession of the building and they are now open. Sincerely Yours Bridal opened last week.

Chairman Truesdell asked if there was any new developments with Fifth Third Bank because it appears the sign on the property came down. Director Arnett stated she was not aware of any new developments. Chairman Truesdell then asked about Naan & Kabob. Director Arnett stated that there is a Special Use Permit Transfer from Naan and Kabob to a restaurant called Flames that will be operated by the building owner. Naan & Kabob was issued a citation for operating without a business license and with the Transfer of the Special Use Permit completed, they can no longer operate.

8. EX-OFFICIO’S REPORT

Alderman Clement reported that the Board of Alderman had a Public Hearing for Darby Designs and had the first reading for the Special Use Permit.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

10. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of April 27, 2015 at 7:53 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Respectfully submitted by:
 Melissa Barklage, Recording Secretary

#

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-2218

ORDINANCE NO. 15-

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO LINDSEY DARABCSEK, d/b/a DARBY DESIGNS, TO OPERATE AN APPAREL AND ACCESSORIES (CLOTHING) STORE AT 14396 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.285(C)(2) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, Lindsey Darabcsek, d/b/a Darby Designs, has heretofore made application for a Special Use Permit to operate an apparel and accessories (clothing) store at 14396 Manchester Road (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on April 13, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Site; and,

WHEREAS, the Board of Aldermen did, on the 20th day of April, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Lindsey Darabcsek, d/b/a Darby Designs (sometimes referred to herein as "Holder") to use the property at 14396 Manchester Road (the "Site") for the operation of an apparel and accessories (clothing) store at 14396 Manchester Road, as provided in Section 405.285(C)(2) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "A" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that she, her successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-2218

ORDINANCE NO. 15-

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Only new apparel may be sold on the Site.
2. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
3. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraphs 1 and 2 of this Section Five.

PASSED AND APPROVED THIS ____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-2218

ORDINANCE NO. 15-

I, Lindsey Darabcsek, d/b/a Darby Designs, do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge my intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2015.

LINDSEY DARABCSEK, d/b/a
DARBY DESIGNS

EXHIBIT "A"

Lot 1 - Block 2 of Frederick Bartholds Western Addition to Manchester as recorded in Plat Book 4, Page 7 of the St. Louis County Records.

CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT

Project Information

March 23, 2015

Case: #15-SUP-004

Applicant: Lindsey Darabcsek of Darby Designs

Activity: Special Use Permit to operate an apparel and accessories (clothing) store

Zoning District: PBD Planned Business Development District

Address: 14396 Manchester Road

Background

The petitioner currently operates a small retail shop at 14396 Manchester Road selling custom embroidered and monogrammed apparel and accessories, as well as a small amount of home décor items. The business opened last Fall at this location and after some confusion over the paperwork, has now applied for this permit. The sale of apparel and accessories (clothing stores) in the Planned Business Development District (PBD) requires a Special Use Permit. Therefore, the petitioner is seeking this Special Use Permit to continue operation of their business.

The business does not include the sale of any used clothing or accessories, the petitioner sells only new items. The business is located in the small white building located on the rear of the property and is situated at the corner of Dean Reiter Lane and Russell Wirth Lane, near the entrance to Manchester Athletic Association. The building was formerly a residence and is 2-stories in height, however, the second story is not a complete story, but more like a loft style. Only the first floor is used for the business and the footprint of the building is 458 square feet.

Attached is a copy of the application, site plan, legal description, Letter of Intent from the business owner, a zoning map showing the subject property, and photos of the property.

Staff Comments

While doing business license renewals, Department staff discovered that the previous business had moved out of this location and Darby Designs had moved in, but was operating without a license or occupancy permit for several months. In meeting with the petitioner and discussing her business, it was determined that a Special Use Permit (SUP) would be required. The petitioner has made some physical improvements to the property, including awnings and a new front door. These cosmetic changes have improved the appearance of the property since the petitioner moved in. Staff would note that the awnings were constructed without the benefit of a building permit and are not in compliance with the PBD's sign requirements. If the SUP is approved, Staff will require the awnings and signs be brought into compliance with the City's Zoning Code.

There will be no additional external changes to the property relative to this business, therefore, no Site Plan review is required. A low volume of traffic is expected at this location, since the petitioner is a small sized retail operation. Three (3) parking spaces are required, and are provided immediately to the north of the building. Staff would note that the first parking space would logically be occupied by the employee, but the second parking space occupant could become blocked in by anyone utilizing the third parking space closest to Dean Reiter Lane. Normally this would be a concern, but due to the expected volume of business at this location, Staff does not believe this will be an issue. In addition, there exists 1.6 additional parking spaces to the north of the building on this property. This will assist in alleviating any parking concerns that Staff would normally have.

Staff supports a favorable recommendation of this Special Use Permit application, due to the fact that it will not substantially increase traffic hazards or congestion, it will not adversely affect the character of the neighborhood, the public safety and health, or the general welfare of the community, nor will it overtax the public utilities. Should the Commission recommend favorable approval; the application will be set for a public hearing before the Board of Aldermen on April 6, 2015. Due to the fact that Staff wishes to get the business in compliance, an expedited timeframe is being scheduled.



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- A non-refundable fee of \$300.
- Twenty (20) copies of:
 - A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - Information on the number of parking spaces assigned to the space.
 - Any other pertinent information for the Commission to review with your application.
- Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	ELMER KOWAL		
ADDRESS	14394 MANCHESTER RD., MANCHESTER, MO 63011		
PHONE	636-391-1111	FAX	

CONTRACTOR APPLICANT NAME	LINDSEY DARABCSEK		
COMPANY NAME	DARBY DESIGNS		
ADDRESS	14396 MANCHESTER RD. 63011		
PHONE/EXTENSION	314-809-0285	FAX	
PERMIT TO BE PICKED UP BY	L. DARABCSEK <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14396 MANCHESTER ROAD 63011
LEGAL DESCRIPTION OF PROPERTY	LOT 1 - BLOCK 2 OF FREDERICK BARTHOLDS WESTERN
LEGAL DESCRIPTION OF PROPERTY (continued)	ADDITION TO MANCHESTER AS RECORDED IN PB4-P617
PROPOSED SPECIAL USE	Apparel & Accessories (clothing store)
EXISTING ZONING	PBD

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor [Signature] Date 2-27-15

PLANNING AND ZONING USE ONLY

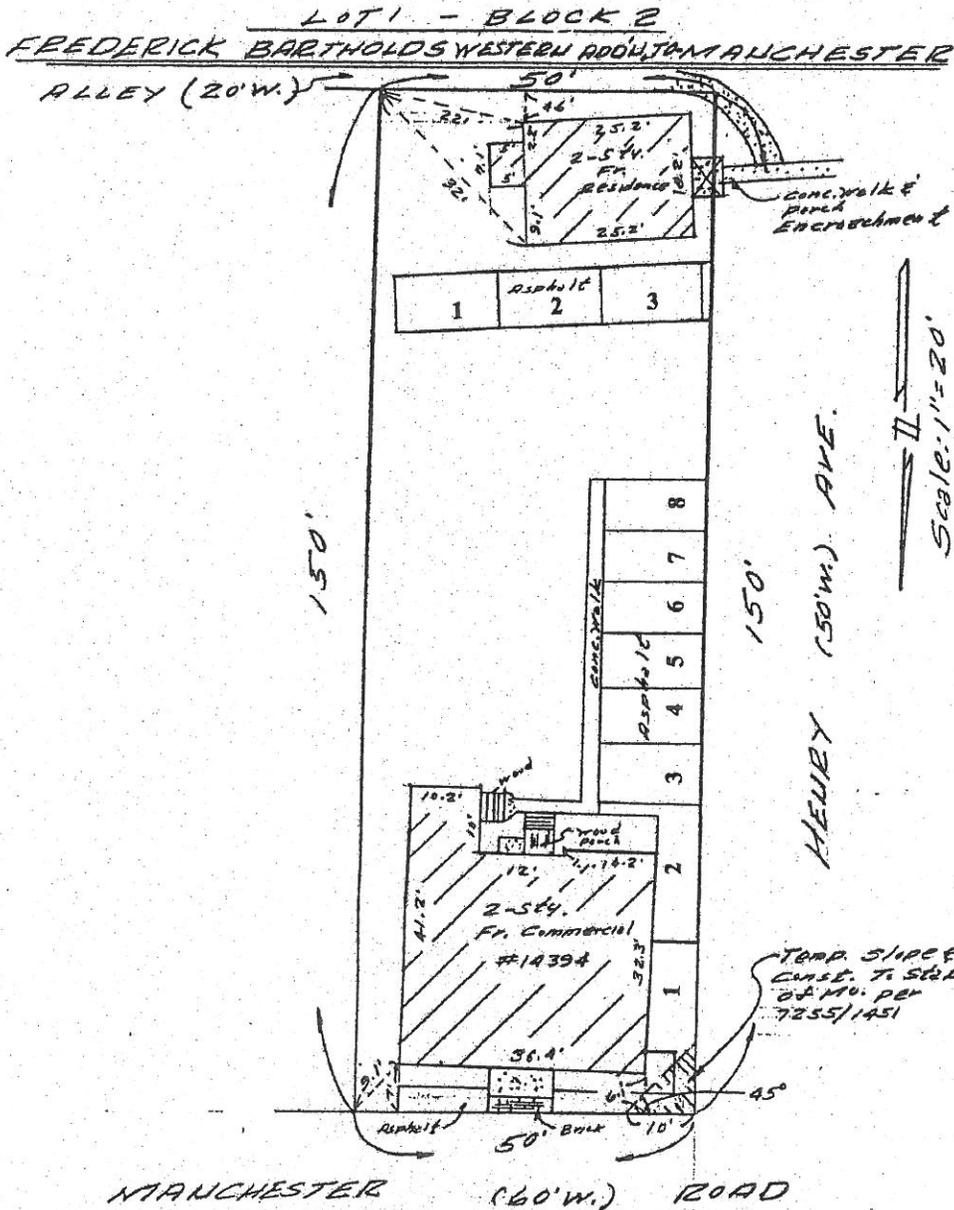
City of Manchester Permit # 15-SUP-004

Received by [Signature]
Director, Planning and Zoning and Economic Development

Fee Paid On: 2-27-15

A Letter of Intent

The applicant, Lindsey Darabcsek, proposes to use the property at 14396 Manchester Road for the business purpose of Embroidery. The hours of operation are from 10:00AM until 5:00PM. The number of employees is one. There are 3 parking spaces included in this parcel located at 14396 Manchester Road. My landlord, Elmer Kowal, has offered the use of his lot which is adjacent to my property. He has offered 4-5 spaces that he rarely utilizes which could accommodate any additional parking that I may need. The business at Mr. Kowal's property is closed on Saturday and in the unlikely event I need all 8 of his parking spaces, they are readily available with his permission.



It has been agreed for Topos Surveying & Engineering Corp. to execute a survey, which is commonly known as a Mortgage Inspection Survey, Spot Survey, or Location of Improvements Survey.

Be it known that this survey does not meet the following requirements as defined in the Minimum Standards for Boundary Surveys [10 CSR 30-2.010 of the State Regulations]

1. No corner monuments have been set
2. Possession lines are not shown
3. No fences are shown
4. Deeded description is followed in accordance to information provided by client
5. Building Lines and Easements are shown in accordance with the recorded plat unless otherwise noted

This is to certify that Topos Surveying & Engineering during the month of JUNE 1992, at the request of Community Title - North made a mortgage inspection survey, spot survey, as described above to locate the improvements on LOT 1 - BLOCK 2 of Frederick Bartholds Western Rd. to Manchester as recorded in PG 4 - PG 12 of the CITY OF ST. LOUIS records, Missouri, and that the results are correctly represented upon this plat.

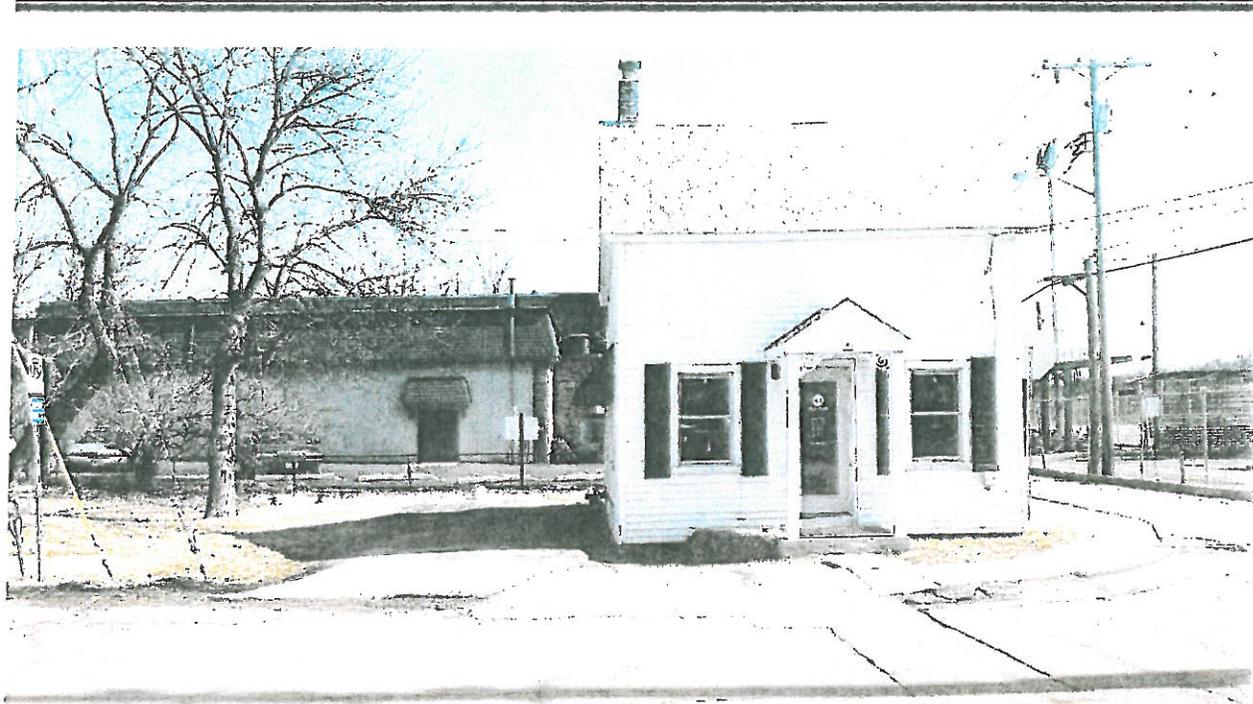


Bruce E. Thomas
Bruce E. Thomas L.S. 2220

TOPOS SURVEYING & ENGINEERING CORP.

692-253
Order No.

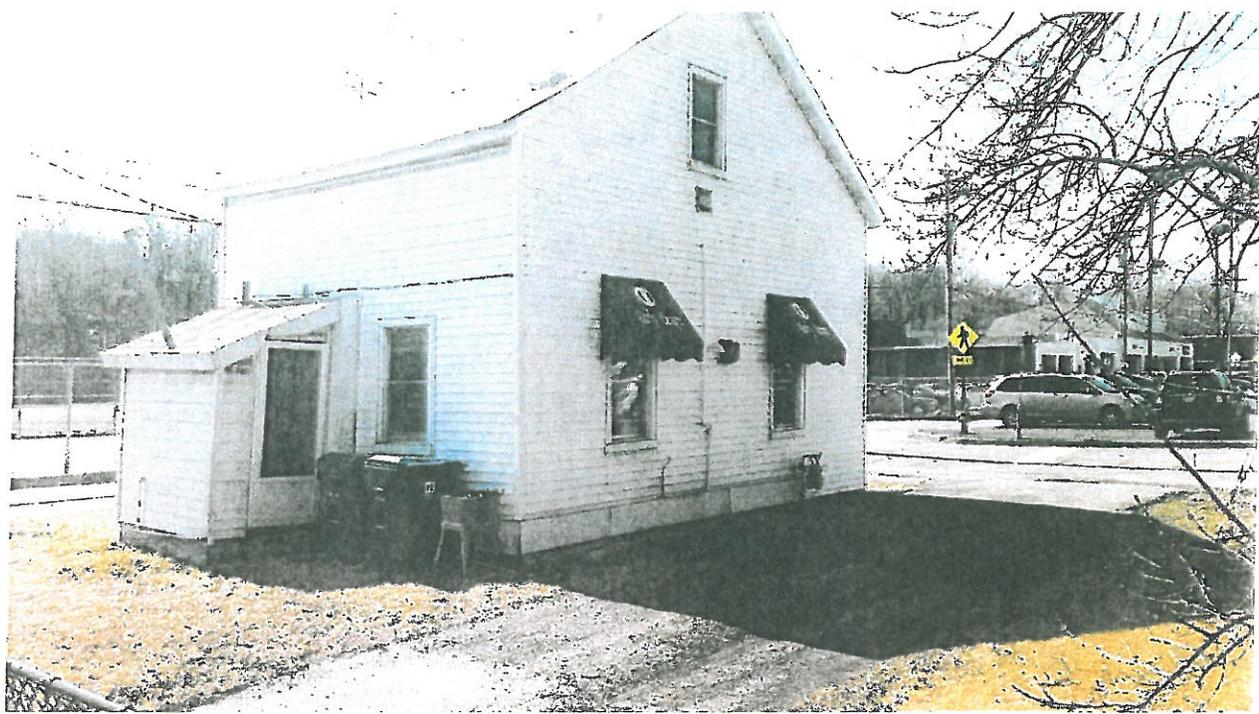
Drn By: MAG



This photo shows the building for Darby Designs and the parking area to the north. This photo is taken looking west from the sidewalk of the Volvo dealer located across Dean Reiter Lane.



Additional parking spaces on the property. This photo is taken looking northeast from the Volvo dealer across Dean Reiter Lane.



This photo was taken looking southwest from the adjacent property. It shows the rear (east side) and north side of the business where the parking is located.



Looking west along Russell Wirth Lane, with the south side of the building on the left side of the photograph.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

**PUBLIC HEARING CONTINUED TO APRIL 20, 2015
FROM APRIL 6, 2015**

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, April 6, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A. CASE #15-SUP-004 – A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories (clothing store) at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 13, 2015**

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Kathy Arnett, Planning and Zoning Director
Melissa Barklage, Recording Secretary

CASES

1. **15-SUP-004** – A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.

REPRESENTATIVES OF CASES

Lindsey Darabcsek
Darby Designs
14396 Manchester Road
Manchester, MO 63011
(314) 809-0285

2. **15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Duane Marquart
Primary Care Chiropractic
201 Enchanted Parkway
Manchester, MO 63021
(636) 227-4151

3. **15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Jason Wohlfahrt
Gathering Ground, Inc.
14290 Manchester Road
Manchester, MO 63011
(314) 503-4303

4. **15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

1. CALL TO ORDER

Commissioner Fluchel called the Planning and Zoning Commission meeting of April 13, 2015 to order at 7:02 p.m.

2. ROLL CALL

Commissioner Fluchel asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Excused	Chairman Jason Truesdell	Excused
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Director Kathy Arnett	Present
Mayor David Willson	Present	Melissa Barklage, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Brown made the motion to approve the minutes of March 23, 2015. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

4. APPROVAL OF AGENDA

Commissioner Fluchel asked if there were any changes to the agenda. Commissioner Brown made the motion to approve the agenda as presented. Commissioner Korte seconded; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

5. OLD BUSINESS

A. CASE #15-SUP-004 - A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.

Speaking for the case is Mrs. Darabcsek, the owner of the Darby Designs business. She stated that she originally came in some time back to apply for occupancy. Originally City Staff granted approval and then later Staff found that she had been granted approval under an incorrect use for her business so then her business was denied. So she now needs a Special Use Permit. The nature of her business is custom embroidery of new items including clothing, household items, etc. Customers can bring in a variety of items and she will do the embroidery work for them. The business has done custom work for other businesses and organizations such as Holy Infant.

Director Arnett then offered details into what brought Darby Designs before the Commission. Darby Designs does the embroidery of apparel and home items. The sale of apparel and accessories requires a Special Use Permit in the Planned Business Development District. Director Arnett explained that originally her business was granted approval by the previous Director under the use of arts and crafts. Because of this there has been some confusion by the owner as to what the City would require for her to continue her business and apply for a business license. She is being brought before the Commission now to obtain her required Special Use Permit and come into compliance with City zoning code. The building that Darby Designs occupies has 3 parking spaces near the building. The building that will house Darby Designs is on the same property as a building that houses Kowal Photography and an insurance business that has additional parking spaces that can be utilized if needed. The requirement for Darby Designs is 3 spaces but with the additional opportunity for shared parking, the Department does not have an issue with provided parking availability for the business. The awnings on the building, while nice looking, will need to be brought into compliance. A building permit was not obtained for them and they do not meet the sign requirements for awnings.

Commissioner Brown asked if Darby Designs will only occupy the first floor of the building. Mrs. Darabcsek stated that she will mainly occupy the first floor but does use the upper floor for some storage. Commissioner Brown asked Mrs. Darabcsek if she felt the parking situation would be a problem for her business. She said right now she probably only needed a couple of spaces but she didn't know if the volume would increase in the future. She said she still hopes that it will not be a problem.

Mayor Willson added that he felt that because of the nature of the business most customers will only be at the store for a short time. Mrs. Darabcsek said that she agreed. Most of her customers are coming in to drop off or pick up merchandise and they know what they are coming in for.

Alderman Clement asked Mrs. Darabcsek how she plans to market her business and introduce her business to the community. Mrs. Darabcsek stated that she has talked to Scrubs and Beyond about doing embroidery for them on the scrubs they sell. She has talked to different sports teams in the area about doing personalization for their teams. They currently do work for Holy Infant where her kids go. She has also started to do bridal wear and she plans to try working with bridal shops in the area including the new bridal shop going into Manchester.

Commissioner Fluchel asked about the awnings and whether they would be a problem to bring into compliance. Director Arnett answered that a building permit is going to need to be obtained and also the signage for the awning is not allowed to be on the top of the awning it must be on the awning drop according to City Code. She feels this can be done as long as the business works with City staff to correct the issues.

Commissioner Brown made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-004. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

6. NEW BUSINESS

- A. 15-SUP-005 – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Dr. Duane Marquart is presenting the case for the Special Use Permit. Primary Care Chiropractic offers massage therapy to clients through a division that is doing business as Serenity Massage. All scheduling and transactions are done through Primary Care Chiropractic. The services of Serenity Massage are offered in a medical perspective to help improve all over health. The focus of the massage is to relieve stress, aid in relaxation, relieve muscle tension and stiffness and promote faster health from injuries in addition to other benefits. There are two rooms set aside for the massage services, each about 80 sq. ft. in size. They are inspected and licensed by the State of Missouri and employ only Missouri licensed and insured massage therapists.

Director Arnett stated that Dr. Marquart has an existing chiropractic office that has recently added massage services. The Department became aware of the offerings after seeing a coupon and other advertising for massage at his office. The Department sent him a letter and Dr. Marquart quickly came in and made application in the short time he was given to start the process for the Special Use Permit. As Dr. Marquart mentioned the massage services are offered in connection with his existing practice but nevertheless, massage therapy does require a Special Use Permit in the C-1 Commercial District. Department does believe in the requirement of maintaining all proper licenses for the massage therapists that are employed by Serenity Massage. Staff encourages the Commission to include this as a stipulation in issuance of the Special Use Permit. There will be no external changes to the business and parking is ample for the type of use.

INTRODUCED BY ALDERMAN STEVENS

RESOLUTION NO. 15-

A RESOLUTION DECLARING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD IN THE CITY OF MANCHESTER, MISSOURI ON APRIL 7, 2015 FOR THE OFFICES OF ALDERMAN FOR WARDS I, II, AND III.

WHEREAS, on Tuesday, April 7, 2015, a General Election was held in the City of Manchester as required by law for the offices of Alderman for Wards I, II, and III; and,

WHEREAS, each person elected to office on April 7, 2015 shall serve for a period of two years; and,

WHEREAS, the results of said election have been certified by the Board of Election Commissioners of St. Louis County, Missouri and have been forwarded to the City Clerk of the City of Manchester; and,

WHEREAS, the Board of Aldermen has examined said results and wishes to declare the results of said election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

It is hereby found that the General Municipal Election held on April 7, 2015 was held in accordance with all applicable laws of the State of Missouri, the rules and regulations of the Board of Election Commissioners of St. Louis County, and the Code of Ordinances of the City of Manchester.

Section One: The results of said election for the office of Alderman, Ward I are as follows:

Paul C. Hamill	367
Ronald D Portis, Jr.	73
Invalid Write-Ins	1

Section Two: The results of said election for the office of Alderman for Ward II are as follows:

Michael Clement	463
Invalid Write-Ins	12

Section Three: The results of said election for the office of Alderman for Ward III are as follows:

Richard Baumann.	512
Invalid Write-Ins	12

Agenda Item 10a

INTRODUCED BY ALDERMAN STEVENS

RESOLUTION NO. 15-

Section Four: The Board of Alderman hereby finds and declares that the candidates who received the greatest number of votes as indicated above are duly elected holders of the offices for which they were candidates for a term of two years.

Section Five: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF MAY, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM

City Attorney

CITY OF MANCHESTER
 RUN DATE: 04/16/15 02:37 PM
 GENERAL MUNICIPAL ELECTION
 ST. LOUIS COUNTY, MISSOURI
 TUESDAY, APRIL 7, 2015
 OFFICIAL FINAL RESULTS

WITH 18 OF 18 PRECINCTS REPORTING

	TOTAL	PERCENT	TOTAL	PERCENT
01 = REGISTERED VOTERS - TOTAL	12,932			
02 = BALLOTS CAST - TOTAL	1,560			
03 = VOTER TURNOUT - TOTAL				12.06

WITH 7 OF 7 REPORTING

	VOTES	PERCENT	VOTES	PERCENT
ALDERPERSON MANCHESTER WARD 1 (Vote for) 1				
01 = PAUL C. HAMILL	367	83.22		
02 = RONALD D. PORTIS, JR.	73	16.55	1	.23
03 = INVALID WRITE-IN				

WITH 6 OF 6 REPORTING

	VOTES	PERCENT	VOTES	PERCENT
ALDERPERSON MANCHESTER WARD 2 (Vote for) 1				
01 = MICHAEL CLEMENT	463	97.47		
02 = INVALID WRITE-IN	12	2.53		

WITH 5 OF 5 REPORTING

	VOTES	PERCENT	VOTES	PERCENT
ALDERPERSON MANCHESTER WARD 3 (Vote for) 1				
01 = RICHARD BAUMANN	512	97.71		
02 = INVALID WRITE-IN	12	2.29		

1202 LAF2	213	3
2304 QUE4	56	2
2316 QUE16	38	0
2318 QUE18	85	1
2329 QUE29	120	6

WE, THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY, MISSOURI, ACTING AS THE VERIFICATION BOARD PURSUANT TO 115.507, R.S.MO 1978, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT ABSTRACT OF VOTES CAST FOR THE CANDIDATES AND ISSUES AT GENERAL MUNICIPAL ELECTION HELD IN ST. LOUIS COUNTY, MISSOURI, ON APRIL 7, 2015. IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND AT OUR OFFICE IN MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI, ON APRIL 17, 2015.

Richard H. Kellett
 RICHARD H. KELLETT, CHAIRMAN

Ann Pluemer
 ANN PLUEMER, COMMISSIONER

John P. King
 JOHN P. KING, COMMISSIONER



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } S.S.

Before the undersigned Notary Public personally appeared **Jemica Blackmon** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hererto, starting with the **March 26, 2015** edition and ending with the **March 26, 2015** edition, for a total of 1 publications:

03/26/2015

3751 - M49
NOTICE OF
GENERAL MUNICIPAL ELECTION
CITY OF MANCHESTER, MISSOURI
Notice is hereby given that a General Municipal Election will be held in the City Of Manchester, St. Louis County, Missouri, on Tuesday, April 07, 2015 between the hours of 6:00 a.m. and 7:00 p.m., CDST, for the purpose of presenting the following ballot to the duly qualified electors of said city.

ALDERPERSON
WARD 1
TWO Year Term
(Vote for ONE)

PAUL C. HAMILL
 RONALD D. PORTS, JR.
ALDERPERSON
WARD 2
TWO Year Term
(Vote for ONE)

MICHAEL CLEMENT
ALDERPERSON
WARD 3
TWO Year Term
(Vote for ONE)

RICHARD BAUMANN
IN WITNESS WHEREOF, the undersigned composing the Board of Election Commissioners of St. Louis County, Missouri have caused this notice to be signed at the office of said Board in the City of Maplewood, St. Louis County, Missouri, on Tuesday, January 27, 2015.

RICHARD KEL LETT, Chairman
JOHN W. MAUPIN, Secretary
ANN PLUEMER, Commissioner
JOHN P. KING, Commissioner
Attest: JOHN W. MAUPIN, Secretary
BOARD OF ELECTION
COMMISSIONERS
10710574 County March 26, 2015

Jemica Blackmon
Jemica Blackmon

Subscribed & sworn before me this 26 day of Mar, 2015
(SEAL)

Kimberly Kaemmerer
Notary Public



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI } S.S.
COUNTY OF ST. LOUIS

Before the undersigned Notary Public personally appeared **Jemica Blackmon** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **April 01, 2015** edition and ending with the **April 01, 2015** edition, for a total of 1 publications:

04/01/2015

Jemica Blackmon

Jemica Blackmon

Subscribed & sworn before me this 1 day of APR, 2015
(SEAL)

Kimberly Kaemmerer

Notary Public

KIMBERLY KAEMMERER

Notary Public - Notary Seal

State of Missouri, Saint Louis City

Commission #14967146

My Commission Expires Apr 27, 2018

3751 - M49

NOTICE OF

GENERAL MUNICIPAL ELECTION
CITY OF MANCHESTER, MISSOURI

Notice is hereby given that a General Municipal Election will be held in the City Of Manchester, St. Louis County, Missouri, on Tuesday, April 07, 2015 between the hours of 6:00 a.m. and 7:00 p.m., CDST, for the purpose of presenting the following ballot to the duly qualified electors of said city.

ALDERPERSON

WARD 1

TWO Year Term

(Vote for ONE)

[] PAUL C. HAMIL L

[] RONALD D. PORTS, JR.

ALDERPERSON

WARD 2

TWO Year Term

(Vote for ONE)

[] MICHAEL CLEMENT

ALDERPERSON

WARD 3

TWO Year Term

(Vote for ONE)

[] RICHARD BAUMANN

SAID ELECTION WILL BE HELD IN
THE FOLLOWING POLLING PLACE
LOCATIONS:

WARD 1

GRAND GLAIZE BRANCH LIBRARY

1010 MERAMEC STATION RD

QUE010

HANNA WOODS ELEMENTARY SCHOOL

720 HANNA RD

QUE023

PARKWAY SOUTH MIDDLE SCHOOL

760 WOODS MILL RD

LAFO03

PIERREMONT ELEMENTARY SCHOOL

1215 DAUPHINE LN

MR030

ST JOHN UNITED CHURCH OF CHRIST

332 OLD SULPHUR SPRING RD

QUE030

ST LOUIS CHINESE GOSPEL CHURCH

515 MERAMEC STATION RD

QUE002,014,022

WEST COUNTY EMS FIRE PROT DIST

223 HENRY AVE

MR014

AFFIDAVIT OF PUBLICATION

WARD 2

BARRETT'S ELEMENTARY SCHOOL
 1780 CARMAN RD
 MR058
 CARMAN TRAILS ELEMENTARY SCHOOL
 555 WEIDMAN RDS
 MR057
 GRAND GLAIZE BRANCH LIBRARY
 1010 MERAMEC STATION RD
 QUE044
 ST LOUIS CHINESE GOSPEL CHURCH
 515 MERAMEC STATION RD
 QUE003
 TWIN OAKS PRESBY CHURCH
 1230 BIG BEND RD
 QUE007
 VALLEY PARK UMC
 436 VALLEY SCHOOL DR
 QUE039

WARD 3

HANNA WOODS ELEMENTARY SCHOOL
 720 HANNA RD
 QUE004
 PARKWAY SOUTH SR HIGH SCHOOL
 801 HANNA RD
 QUE029
 ST JOHN UNITED CHURCH OF CHRIST
 332 OLD SULPHUR SPRING RD
 QUE018
 WEST COUNTY EMS FIRE PROT DIST
 223 HENRY AVE
 LAF002
 WREN HOLLOW ELEMENTARY SCHOOL
 655 WREN AVE
 QUE016

IN WITNESS WHEREOF, the under-
 signed composing the Board of
 Election Commissioners of St. Louis
 County, Missouri have caused this
 notice to be signed at the office of said
 Board in the City of Maplewood, St.
 Louis County, Missouri, on Tuesday,
 January 27, 2015.

RICHARD KEL LETT, Chairman
 JOHN W. MAUPIN, Secretary
 ANN PLUEMER, Commissioner
 JOHN P. KING, Commissioner
 Attest: JOHN W. MAUPIN, Secretary
 BOARD OF ELECTION
 COMMISSIONERS
 10716227 County April 1, 2015



AGENDA

FOR THE

REGULAR BOARD OF ALDERMEN MEETING

OF

MONDAY, MAY 4, 2015

SESSION TWO



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, May 4, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

- A. **CASE #15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, May 4, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

- B. **CASE #15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.



MEMORANDUM

TO: Mayor David L. Willson and Members of the Board of Aldermen

FROM: Ruth Baker, City Clerk 

DATE: April 29, 2015

SUBJECT: APPLICATION FOR NEW LIQUOR LICENSES

The Manchester Police Department completed investigation of the following pending new liquor license applications, both which involve the change of the managing officer, and it is recommended that due consideration be given to the issuance of these licenses.

NEW LIQUOR LICENSE APPLICATIONS

Liquor License for the sale of intoxicating liquor and beer in the original package, including Sundays:

1. Costco Wholesale
2. Walgreen's Store # 6989

Your consideration of this application is appreciated.

INTRODUCED BY ALDERMAN CLEMENT

BILL NO. 15-

ORDINANCE NO. 15-

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO DUANE MARQUART, d/b/a SERENITY MASSAGE, TO OPERATE A MASSAGE THERAPIST FACILITY AT 201 ENCHANTED PARKWAY, AS PROVIDED FOR IN SECTION 405.240(C)(5)(h) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, Duane Marquart, d/b/a Serenity Massage, has heretofore made application for a Special Use Permit to operate a massage therapist facility at 201 Enchanted Parkway (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on April 13, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Site; and,

WHEREAS, the Board of Aldermen did, on the 4th day of May, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Duane Marquart, d/b/a Serenity Massage (sometimes referred to herein as "Holder") to use the property at 201 Enchanted Parkway (the "Site") for the operation of a massage therapist facility, as provided in Section 405.240(C)(5)(h) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "A" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that he, his successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

INTRODUCED BY ALDERMAN CLEMENT

BILL NO. 15-

ORDINANCE NO. 15-

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations .

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. All massage therapists employed by Holder or working within the Site shall be duly licensed by the State of Missouri and shall exhibit such licenses in a visible location within the Site.
2. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
3. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraphs 1 and 2 of this Section Five .

PASSED AND APPROVED THIS ____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN CLEMENT

BILL NO. 15-

ORDINANCE NO. 15-

I, Duane Marquart, d/b/a Serenity Massage, do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge my intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2015.

DUANE MARQUART,
d/b/a SERENITY MASSAGE

EXHIBIT "A"

A tract of land being part of Lot 15 of Taylor Heights, a Subdivision according to the plat thereof recorded in Plat Book 15, Page(s) 128, of the St. Louis County Records, in Section 31, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as: Beginning at the Southeast corner of property conveyed to Sylvan Kaplan and wife by deed recorded in Book 6633 Page 954 of said County records; said point being also a point in the West line of Enchanted Parkway, 60 feet wide; thence Southwardly along said West line of Enchanted Parkway, South 1 degrees 29 minutes 20 seconds East 100 feet to a point; thence North 86 degrees 39 minutes 11 seconds West 191.85 feet to a point; thence North 3 degrees 34 minutes East 100 feet to the Southwest corner of aforesaid Kaplan property; thence Eastwardly along the South line said Kaplan property, South 86 degrees 32 minutes 31 seconds East 183.04 feet to the point of beginning.

Agenda Item 99

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

Project Information

April 13, 2015

Case: #15-SUP-005

Applicant: Duane Marquart of Primary Care Chiropractic d/b/a Serenity Massage

Activity: Special Use Permit to operate a Massage Therapist Facility

Zoning District: C-1 Commercial District

Address: 201 Enchanted Parkway

Background

The petitioner currently operates a chiropractic office at 201 Enchanted Parkway. That business has been in operation in the City for over 20 years. Department of Planning & Zoning staff became aware of the fact the petitioner had expanded their offerings for their patients by adding massage services. The massage portion of the business is named Serenity Massage and requires a Special Use Permit to operate. The Department sent a letter to the petitioner who quickly made application for the Special Use Permit.

The massage facility consists of two (2) treatment rooms, within the chiropractic office, that are staffed by two (2) massage therapists. The massage services are offered during the same hours of operation as the chiropractic office. All administrative work related to the massage portion of the business is handled by the patient services staff of the chiropractic office. The massage business and all massage therapists are licensed by the State of Missouri.

Attached is a copy of the application, site plan, legal description, the Statement of Intent from the business owner, the license for the facility and the two (2) current therapists, a map showing the subject property and its zoning, and photos of the property.

Staff Comments

Massage therapists are only allowed by Special Use Permit in the C-1 Commercial District. The Department recommends all practitioners be licensed by the State of Missouri. Even though the petitioner has provided verification that their therapists are licensed, the Department believes strongly in this requirement and would encourage the Commission to stipulate this as a condition of the Special Use Permit.

There will be no external changes to the property relative to this business. The massage business is located within the footprint of the chiropractic office, so the parking requirements are already met. No Site Plan review would be required since there are no changes to the property.

Staff recommends a favorable recommendation of this Special Use Permit application, with the requirement that all therapists be licensed by the State.



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- A non-refundable fee of \$300.
- Twenty (20) copies of:
 - A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - Information on the number of parking spaces assigned to the space.
 - Any other pertinent information for the Commission to review with your application.
- Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	Duane and Elaine Marquart		
ADDRESS	201 Enchanted Parkway Manchester MO 63022		
PHONE	636 227 4151	FAX	636 227 0624

CONTRACTOR/ APPLICANT NAME	Duane Marquart		
COMPANY NAME	Primary Care Chiropractic d/b/a Serenity Mas		
ADDRESS	201 Enchanted Parkway Manchester MO 63021		
PHONE/EXTENSION	636 238 0056	FAX	636 227 0624
PERMIT TO BE PICKED UP BY	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	201 Enchanted Parkway Manchester MO 63021
LEGAL DESCRIPTION OF PROPERTY	attached
LEGAL DESCRIPTION OF PROPERTY (continued)	
PROPOSED SPECIAL USE	Massage Therapy
EXISTING ZONING	C-1

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor Deborah Date 3/18/15

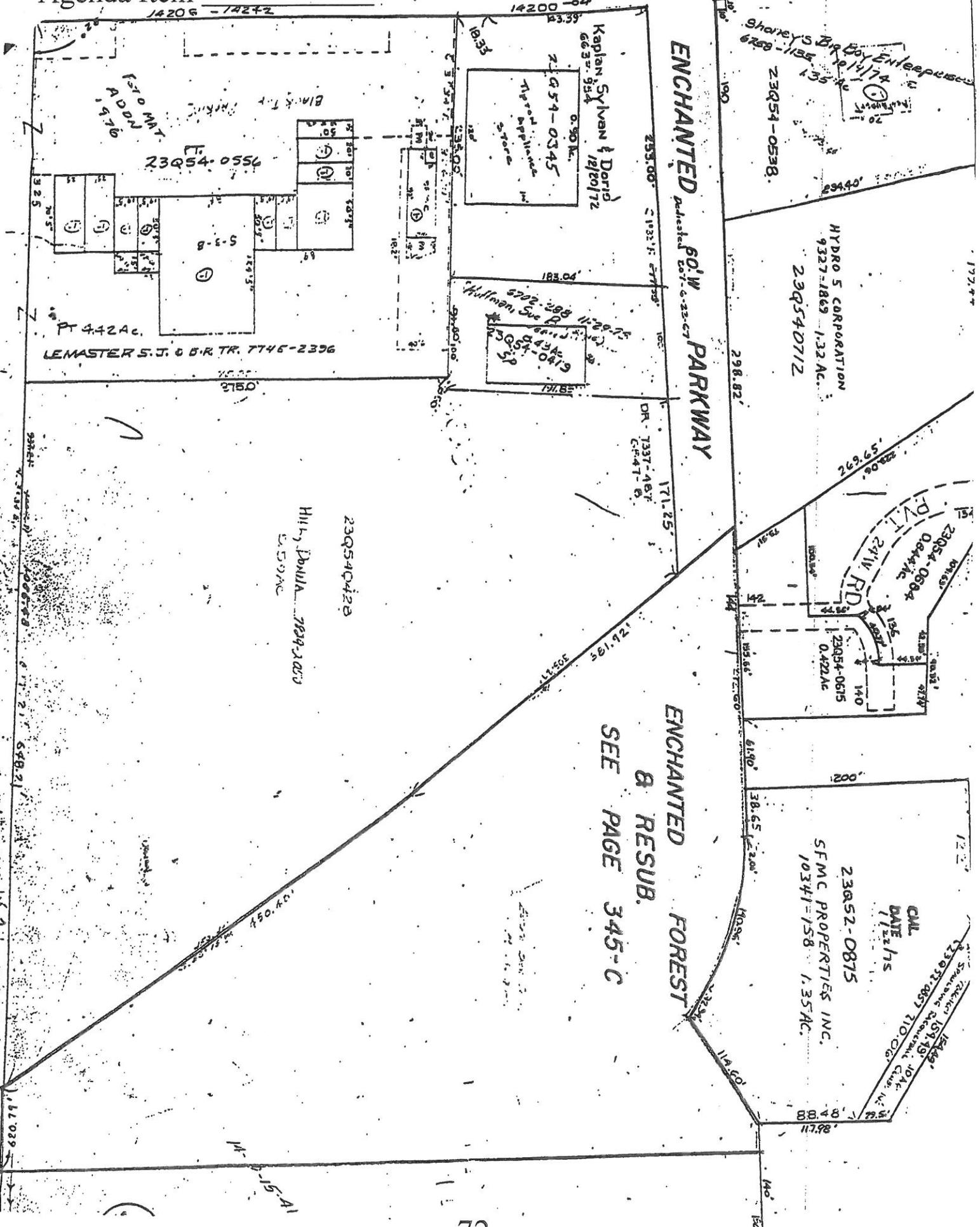


City of Manchester Permit # _____

Received by _____ Fee Paid On: _____
 Director, Planning and Zoning and Economic Development

LEGAL DESCRIPTION OF PROPERTY

A tract of land being part of Lot 15 of Taylor Heights, a Subdivision according to the plat thereof recorded in Plat Book 15, Page(s) 128, of the St. Louis County Records, in Section 31, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as: Beginning at the Southeast corner of property conveyed to Sylvan Kaplan and wife by deed recorded in Book 6633 Page 954 of said County records; said point being also a point in the West line of Enchanted Parkway, 60 feet wide; thence Southwardly along said West line of Enchanted Parkway, South 1 degrees 29 minutes 20 seconds East 100 feet to a point; thence North 86 degrees 39 minutes 11 seconds West 191.85 feet to a point; thence North 3 degrees 34 minutes East 100 feet to the Southwest corner of aforesaid Kaplan property; thence Eastwardly along the South line said Kaplan property, South 86 degrees 32 minutes 31 seconds East 183.04 feet to the point of beginning.



ENCHANTED PARKWAY

ENCHANTED FOREST

B. RESUB.
SEE PAGE 345-C

Kaplan Sylvan & Doris
12/20/72

Hillman, Sue R.
11/28/73

Hill, Donna
7/29/73

S.F.M.C. PROPERTIES INC.
1/34/71-1/58 1.35 AC.

CAL DATE 1/22/75
S.F.M.C. PROPERTIES INC.
1/34/71-1/58 1.35 AC.

LETTER OF INTENT – MASSAGE THERAPY**INTRODUCTION**

Primary Care Chiropractic offers massage therapy to our patients/clients through a Division of our company d/b/a Serenity Massage. All scheduling and transactions are handled by Primary Care Chiropractic.

OVERVIEW

The services of Serenity Massage are offered in a medical perspective to help improve overall health. Our focus with massage is related to:

- Relieve stress and aid in relaxation
- Relieve muscle tension and stiffness
- Foster faster healing from injuries
- Reduce muscle spasms
- Treat musculoskeletal problems
- Rehabilitation after injury

DISTINCTION

We are proud to offer massage in a medical facility with other professional services including; Diagnostics, Chiropractic Care, Radiology Services and Wellness Programs.

LOCATION

Primary Care Chiropractic
201 Enchanted Parkway
Manchester, MO 63021

FACILITY

We have a 4,800 sq./ft. free standing facility that is dedicated exclusively to medical services. Approximately fifty percent (50%) is for patient services and the other fifty percent (50%) is for support staff and offices. We have 24 parking spaces.

MASSAGE

There are two rooms (approx 3%) dedicated to massage services. Each is a private room of approximately 80 sq./ft. with massage table, sanitary sink, appropriate lighting, storage, sound control and ventilation. We are inspected and licensed by the State of MO.

SERVICES STATS

The following numbers are averages.

Number of employees: 2 No independent contractors. We employ only Missouri licensed and insured massage therapists.

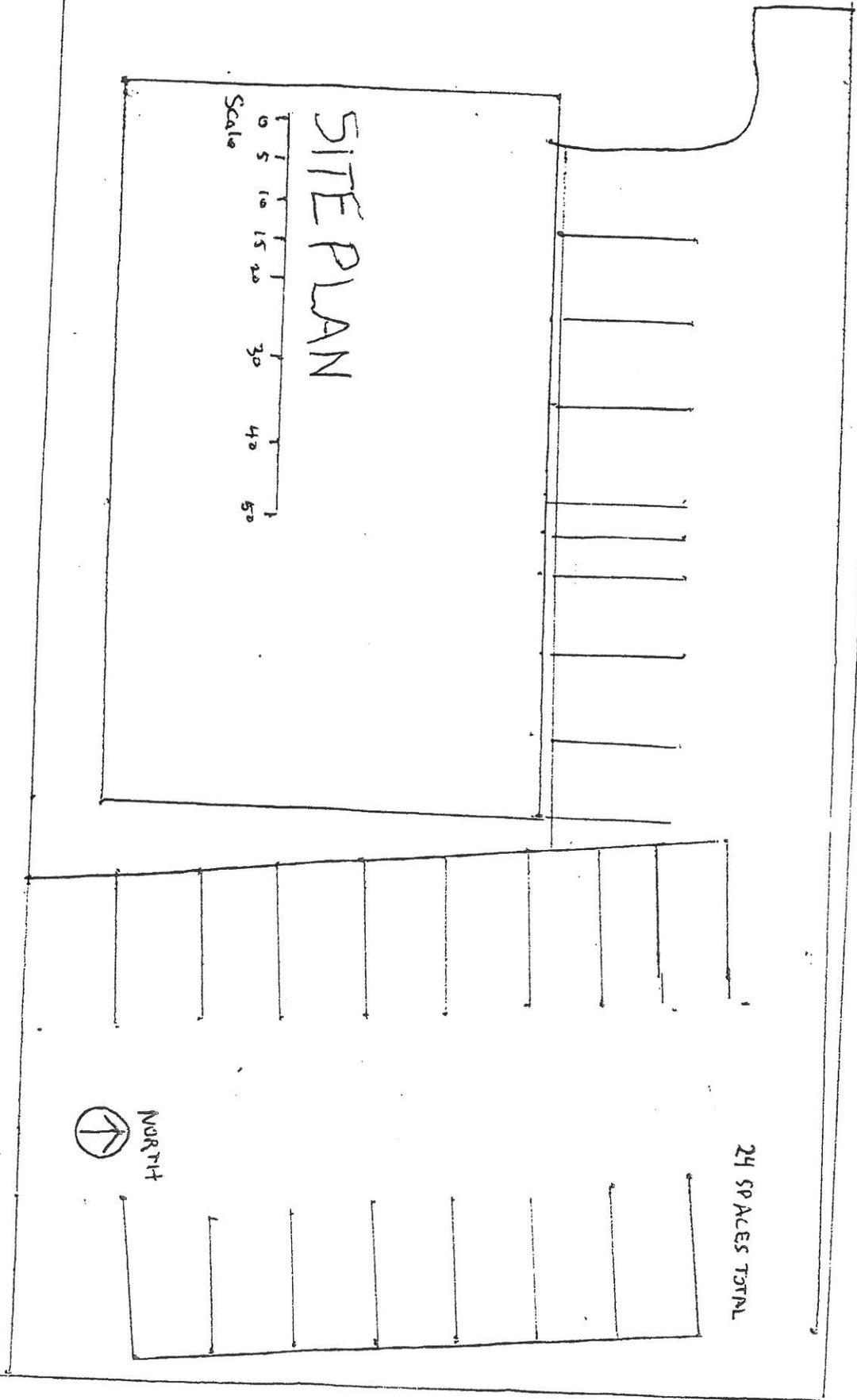
Number of massages per week: 25

Percent of PCC revenues: 7%

Hours of operations: The same as Primary Care Chiropractic.

9 a.m. to 6 p.m. Monday – Friday

Saturday by appointment only



PARKING SKETCH

State of Missouri

Division of Professional Registration
Massage Therapy Business

VALID THROUGH JANUARY 31, 2017
ORIGINAL CERTIFICATE/LICENSE NO. 2014030759
PRIMARY CARE CHIROPRACTIC
SERENITY MESSAGE
PRIMARY CARE CHIROPRACTIC LLC
201 ENCHANTED PKWY
BALLWIN MO 63021
USA

PRIMARY CARE CHIROPRACTIC
SERENITY MESSAGE
PRIMARY CARE CHIROPRACTIC LLC
201 ENCHANTED PKWY
BALLWIN MO 63021
USA

State of Missouri

Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Missouri Board of Therapeutic Massage
Massage Therapy Business

VALID THROUGH JANUARY 31, 2017
ORIGINAL CERTIFICATE/LICENSE NO. 2014030759

PRIMARY CARE CHIROPRACTIC
SERENITY MESSAGE
PRIMARY CARE CHIROPRACTIC LLC
201 ENCHANTED PKWY
BALLWIN MO 63021
USA

Lois Kess
EXECUTIVE DIRECTOR
Janis A. Packard
DIVISION DIRECTOR



State of Missouri

**Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Missouri Board of Therapeutic Massage
Massage Therapist**

VALID THROUGH JANUARY 31, 2017
ORIGINAL CERTIFICATE/LICENSE NO. 2013033370

AMBER K LANANE



Louise Hesk
EXECUTIVE DIRECTOR

Janet A. Rackus
DIVISION DIRECTOR

State of Missouri

**Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Missouri Board of Therapeutic Massage
Massage Therapist**

VALID THROUGH JANUARY 31, 2017
ORIGINAL CERTIFICATE/LICENSE NO. 2014005044

KATELIN M SMITH



Louise Fush

EXECUTIVE DIRECTOR

Berry E. ...

DIVISION DIRECTOR

CONTACT INFORMATION

Duane J. Marquart, D.C.
636.227-4151
fax 636.227-0624

Primary Care Chiropractic
201 Enchanted Parkway
Manchester, MO 63021

www.DrMarquart.com

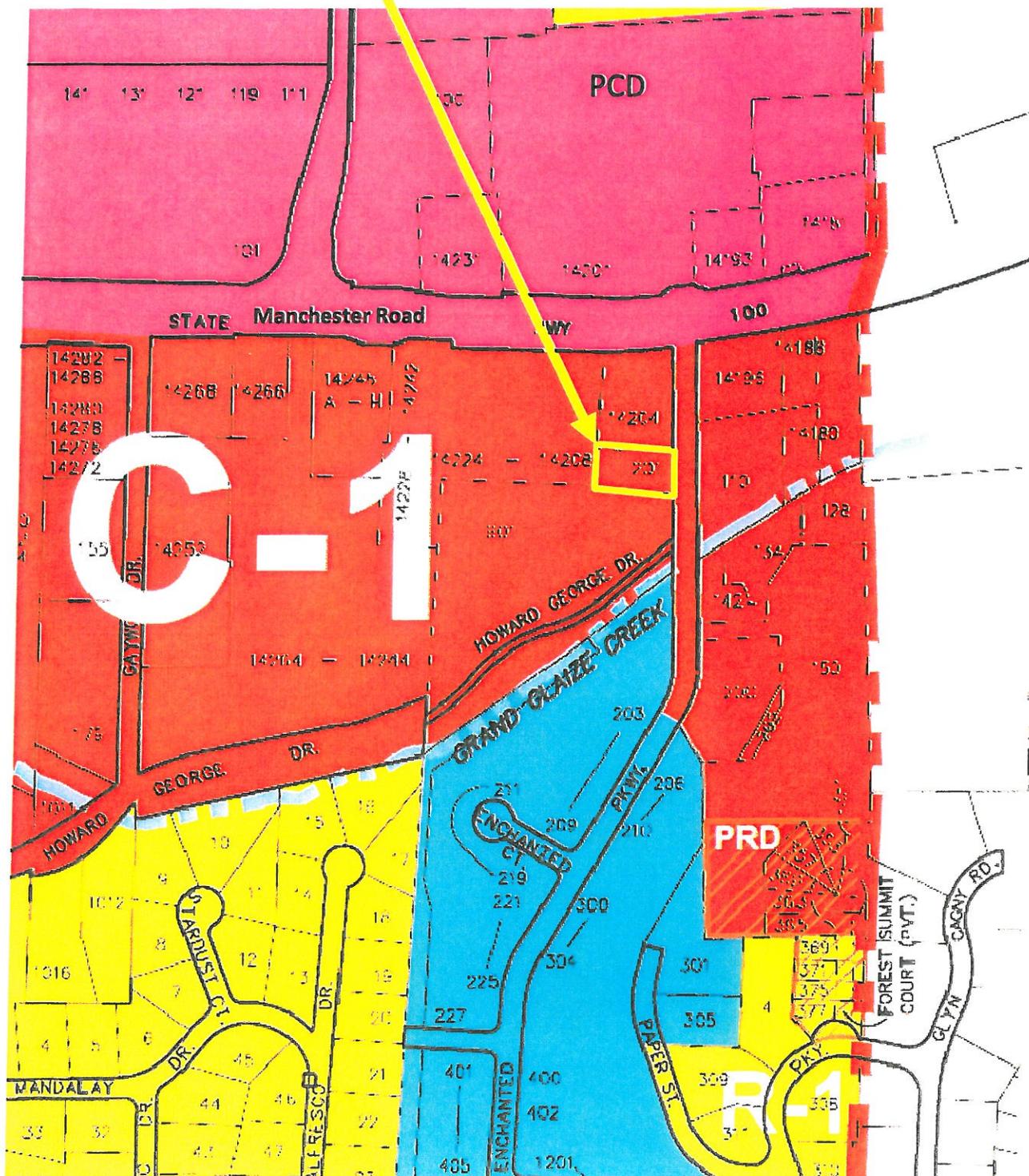
d/b/a Serenity Massage
201 Enchanted Parkway
Manchester, MO 63021
636.238-0056

www.SerenityMassageInManchester.com

A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at

201 Enchanted Parkway.

The property is zoned C-1 Commercial District.





Front entrance of the building at 201 Enchanted Parkway.



Photo is taken looking northwest into property.

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 13, 2015**

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Kathy Arnett, Planning and Zoning Director
Melissa Barklage, Recording Secretary

CASES

REPRESENTATIVES OF CASES

1. **15-SUP-004** – A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.

Lindsey Darabcsek
Darby Designs
14396 Manchester Road
Manchester, MO 63011
(314) 809-0285

2. **15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Duane Marquart
Primary Care Chiropractic
201 Enchanted Parkway
Manchester, MO 63021
(636) 227-4151

3. **15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Jason Wohlfahrt
Gathering Ground, Inc.
14290 Manchester Road
Manchester, MO 63011
(314) 503-4303

4. **15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

1. CALL TO ORDER

Commissioner Fluchel called the Planning and Zoning Commission meeting of April 13, 2015 to order at 7:02 p.m.

Commissioner Brown asked if Darby Designs will only occupy the first floor of the building. Mrs. Darabcsek stated that she will mainly occupy the first floor but does use the upper floor for some storage. Commissioner Brown asked Mrs. Darabcsek if she felt the parking situation would be a problem for her business. She said right now she probably only needed a couple of spaces but she didn't know if the volume would increase in the future. She said she still hopes that it will not be a problem.

Mayor Willson added that he felt that because of the nature of the business most customers will only be at the store for a short time. Mrs. Darabcsek said that she agreed. Most of her customers are coming in to drop off or pick up merchandise and they know what they are coming in for.

Alderman Clement asked Mrs. Darabcsek how she plans to market her business and introduce her business to the community. Mrs. Darabcsek stated that she has talked to Scrubs and Beyond about doing embroidery for them on the scrubs they sell. She has talked to different sports teams in the area about doing personalization for their teams. They currently do work for Holy Infant where her kids go. She has also started to do bridal wear and she plans to try working with bridal shops in the area including the new bridal shop going into Manchester.

Commissioner Fluchel asked about the awnings and whether they would be a problem to bring into compliance. Director Arnett answered that a building permit is going to need to be obtained and also the signage for the awning is not allowed to be on the top of the awning it must be on the awning drop according to City Code. She feels this can be done as long as the business works with City staff to correct the issues.

Commissioner Brown made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-004. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

6. NEW BUSINESS

- A. **15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Dr. Duane Marquart is presenting the case for the Special Use Permit. Primary Care Chiropractic offers massage therapy to clients through a division that is doing business as Serenity Massage. All scheduling and transactions are done through Primary Care Chiropractic. The services of Serenity Massage are offered in a medical perspective to help improve all over health. The focus of the massage is to relieve stress, aid in relaxation, relieve muscle tension and stiffness and promote faster health from injuries in addition to other benefits. There are two rooms set aside for the massage services, each about 80 sq. ft. in size. They are inspected and licensed by the State of Missouri and employ only Missouri licensed and insured massage therapists.

Director Arnett stated that Dr. Marquart has an existing chiropractic office that has recently added massage services. The Department became aware of the offerings after seeing a coupon and other advertising for massage at his office. The Department sent him a letter and Dr. Marquart quickly came in and made application in the short time he was given to start the process for the Special Use Permit. As Dr. Marquart mentioned the massage services are offered in connection with his existing practice but nevertheless, massage therapy does require a Special Use Permit in the C-1 Commercial District. Department does believe in the requirement of maintaining all proper licenses for the massage therapists that are employed by Serenity Massage. Staff encourages the Commission to include this as a stipulation in issuance of the Special Use Permit. There will be no external changes to the business and parking is ample for the type of use.

Commissioner Korte asked if the massage business would hold any different hours. Dr. Marquart stated that there would be no change in hours of operation. They will remain the same as the chiropractic office.

Commissioner Brown made the motion to make a favorable recommendation to the Board of Alderman with the condition that all therapists hold and maintain current state licensing on CASE #15-SUP-005. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

B. **15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.

C. **15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Speaking for the case is Mr. Jason Wohlfahrt owner of Gathering Ground, Inc. His business occupies the former Becky's Carpet building on Manchester Road. His business sells toys and trading cards in the store, as well as online.

Director Arnett provided the staff report for the two cases for Gathering Ground, Inc. which is the Special Use Permit case and case for Site Plan approval. The former Becky's Carpet store also carried a Special Use Permit for warehousing and was issued in 1999. The Gathering Ground came in to the City in 2012 and was approved at the time as a retail toy store. A toy store where all items stored on-site are sold on-site is a permitted use. It was determined that the vast majority of the space however was used as warehousing, so that the items could be shipped out after they were sold via the internet. The building is about 50,000 sq ft. The front 10,000 sq. ft. is retail and the remaining 40,000 sq. ft. is used for warehousing. The Site Plan is being reviewed because the petitioner wishes to build an 80 foot wide by 15 feet deep car portstyle cover off the back of the building to shield his box truck and trailer from the elements. No parking will be impacted by this addition. The space exceeds the off-street parking and loading requirements. The carport will have little visibility due to its location behind the building and the height of Highway 141.

Commissioner Smith asked who would review the construction details of the carport. Director Arnett confirmed that once the petitioner is ready to submit for a building permit he will have to come to the City first to confirm its location and then he'll submit to St. Louis County for building permits.

Alderman Clement asked if the bulk of his business was sales through the internet. Mr. Wohlfahrt confirmed that it is. Alderman Clement asked where people would go to purchase his items. Mr. Wohlfahrt stated that he sells mostly on Amazon.com. The warehouse is storage of the items that are sold and then sent out to fulfillment centers where Amazon ships to the customers. He confirmed he has four full-time employees that work at that location.

Commissioner Brown asked if he used to own a property in Valley Park. Mr. Wohlfahrt explained that he was formerly in Valley Park. At that time it was a mainly retail shop but now because of the changing times they have more online sales as opposed to selling out of their store.

Commissioner Fluchel made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-006. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 15-

ORDINANCE NO. 15-

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO WOHLFAHRT HOLDING, LLC, d/b/a THE GATHERING GROUND, TO OPERATE A BUSINESS ENGAGED IN WAREHOUSING OF GOODS, MATERIALS AND MERCHANDISE AT 14290 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(25) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, Wohlfahrt Holding, LLC, d/b/a The Gathering Ground, has heretofore made application for a Special Use Permit to operate a business engaged in warehousing of goods, materials and merchandise at 14290 Manchester Road (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on April 13, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 4th day of May 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Wohlfahrt Holding, LLC, d/b/a The Gathering Ground (sometimes referred to herein as "Holder") to use the property at 14290 Manchester Road (the "Site") for the operation of a business engaged in warehousing of goods, materials and merchandise at 14290 Manchester Road, as provided in Section 405.240(C)(25) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "A" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 15-

ORDINANCE NO. 15-

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations .

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS ____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 15-

ORDINANCE NO. 15-

I, Jason Wohlfahrt, on behalf of Wohlfahrt Holding, LLC, d/b/a The Gathering Ground, do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Wohlfahrt Holding, LLC, d/b/a The Gathering Ground's intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2015.

WOHLFAHRT HOLDING, LLC, d/b/a
THE GATHERING GROUND

By _____
Jason Wohlfahrt
Manager

EXHIBIT "A"

TAYLOR HEIGHTS LOT PART 2 AT PLAT BOOK 15, PAGE 128 OF THE ST. LOUIS COUNTY RECORDS.

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

Project Information

April 13, 2015

Case: #15-SUP-006 & #15-SP-004

Applicant: Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc.

Activity: Special Use Permit to Operate a Warehouse; Site Plan Approval

Zoning District: C-1 Commercial District

Address: 14290 Manchester Road

Background

The petitioner currently operates a retail and warehousing operation at 14290 Manchester Road. The business moved into the City in the summer of 2012 and was approved as a retail toy store. Toy stores are a permitted use, so the petitioner was granted his re-occupancy permit and a business license. Department of Planning & Zoning staff became aware of the fact the vast majority of the petitioner’s business is warehousing of his inventory which is sold via the internet. Since the retail portion of the business is a smaller percentage and the storage of goods to be sold off property is the much larger portion of the business, a Special Use Permit is required to operate. The Department discussed this issue with Mr. Wohlfahrt and he made timely application for the Special Use Permit.

The building is just over 50,400 square feet in size and The Gathering Ground utilizes the entire space. The retail portion is approximately 10,000 square feet in size, with the inventory warehouse portion using the remaining 40,000 plus square feet. The Gathering Ground sells toys, trading cards, board games, and plush toys. These products can be purchased from the retail portion in the front of the building, or via a number of websites.

At this time, the petitioner is also looking to build a carport style, open covered parking structure, off the back of the building. In conjunction with the business, the petitioner has a box truck and trailer that he would like to park and have some shielding from the elements. The proposed carport will measure eighty (80) feet wide by fifteen (15) feet deep. Its location is shown on the Site Plan in orange.

Attached is a copy of the application, site plan (showing proposed carport), legal description, the Statement of Intent from the business owner, a map showing the subject property and its zoning, and photos of the property.

Staff Comments

In the C-1 Commercial District, *warehousing, storage or wholesaling of goods, materials or merchandise, other than live animals, explosives, toxic materials or flammable gases*, is only allowed by Special Use Permit. This property previously had a Special Use Permit issued for the same purpose for Becky’s Carpet & Tile Superstore. That Special Use Permit was issued in 1999 for “a carpet and tile warehouse and retail store.” Becky’s Carpet & Tile Superstore was the last occupant of this property prior to The Gathering Ground, although the building sat vacant for some time in between.

The only external change proposed by the petitioner is the addition of a carport type structure to the rear of the building. The carport will only be visible from the east, due to the grade of Highway 141 to the west, the building screening the view to the north, and the wooded area on the rear of the property to the south. The carport will mostly cover existing paved are, however, the portion under the carport that is currently unimproved surface will be paved by the petitioner.

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

The parking requirements for this business are fifty (50) parking spaces for the retail portion, two (2) parking spaces for the warehousing portion of the operation, and four (4) loading spaces. The current improvements on the property exceed these requirements with sixty-six (66) parking spaces to the front of the building, space for an additional sixteen (16) parking spaces to the rear, and six (6) loading spaces with docks, also in the rear of the building. The proposed carport will not interfere with any required parking or loading spaces.

It is also the Department's belief that this use will not substantially increase traffic hazards or congestion. Additionally, the use will not adversely affect the character of the neighborhood, the general welfare of the community, or the public health and safety. This use will also not overtax the public utilities. Due to these considerations, Staff recommends a favorable recommendation of this Special Use Permit application. Additionally, since the current improvements on the property, and the proposed modification, are in keeping with City Code, Department staff recommends approval of the Site Plan, as well.



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- A non-refundable fee of \$300.
- Twenty (20) copies of:
 - A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - Information on the number of parking spaces assigned to the space.
 - Any other pertinent information for the Commission to review with your application.
- Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	Wohlfahrt Holding LLC.		
ADDRESS	14290 Manchester Rd Manchester Mo 63011		
PHONE	636.225.8100	FAX	636.220.9700

CONTRACTOR/ APPLICANT NAME	Jason Wohlfahrt		
COMPANY NAME	The Gathering Ground, Inc.		
ADDRESS	14290 Manchester Rd Manchester Mo 63011		
PHONE/EXTENSION	636.225.8100	FAX	636.220.9700
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14290 Manchester Rd Manchester, Mo 63011		
LEGAL DESCRIPTION OF PROPERTY	Taylor Hgts Lot Pt 2 P 15 Pg 128		
LEGAL DESCRIPTION OF PROPERTY (continued)			
PROPOSED SPECIAL USE	Warehouse		
EXISTING ZONING	C-1 Commercial District		

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor [Signature] Date 3.3.15

PLANNING AND ZONING USE ONLY

City of Manchester Permit # 15-SUP-000

Received by Kathy Runtz Director, Planning and Zoning and Economic Development Fee Paid On: 3-31-15

Gathering Ground
14290 Manchester Rd
Manchester, MO 63011
Phone: 314-480-3544
Fax: 636-220-9700

March 27, 2015

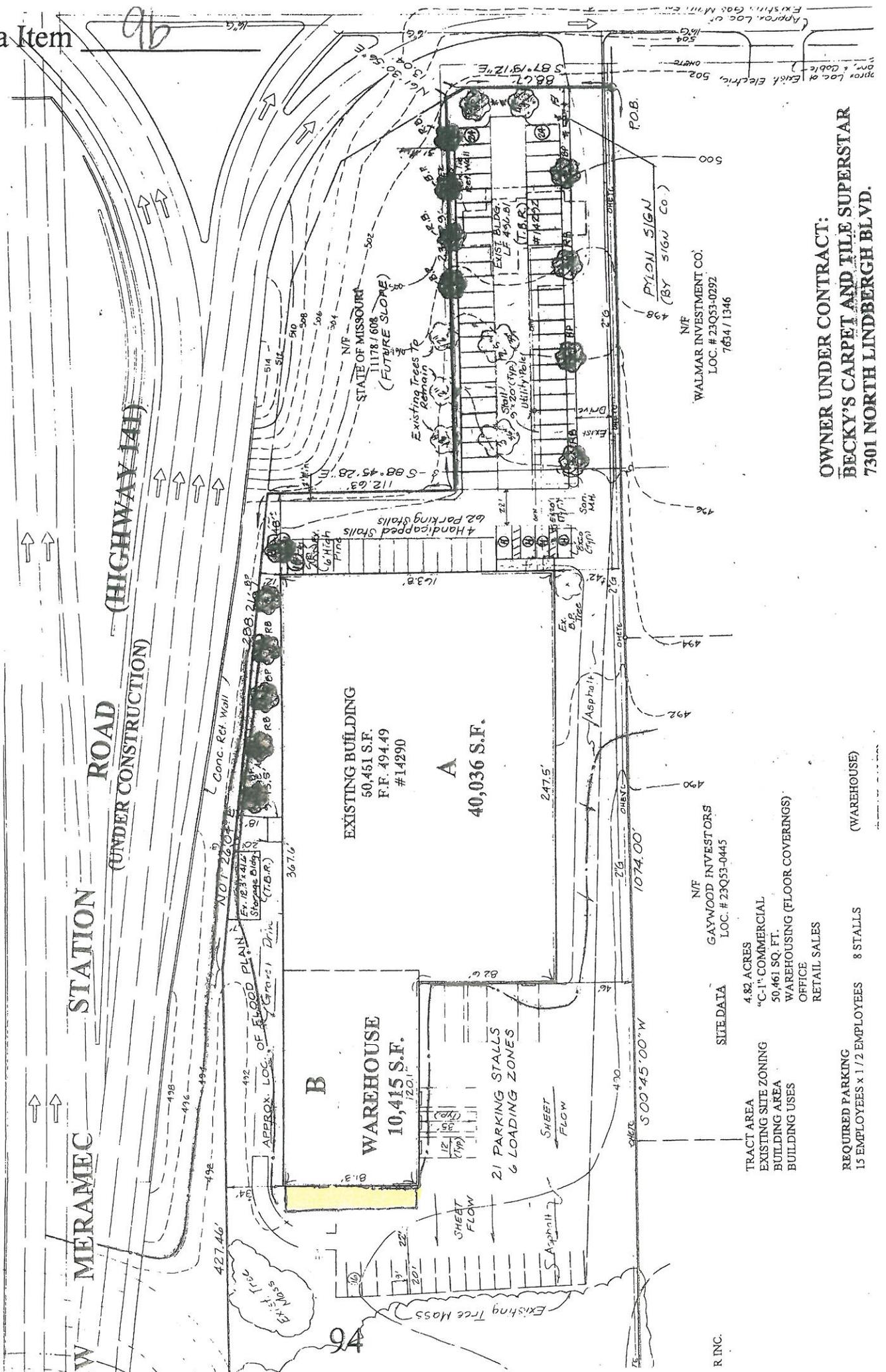
City of Manchester
14318 Manchester Rd
Manchester, MO 63011

The Gathering Ground has been in business since 1997. There are four employees at this time. The Gathering Ground business consists of selling toys such as trading cards, board games, and plush through our retail store and on our online website. The business has been at the current location of 14290 Manchester Rd, Manchester, MO 63011 for almost three years. Our current hours of operation are Monday – Friday 8am-4pm. We are closed on the weekends. The entire building is used at this time for warehouse and retail purposes for Gathering Ground.

Sincerely,



Jason Wohlfahrt
Gathering Ground



OWNER UNDER CONTRACT:
BECKY'S CARPET AND TILE SUPERSTAR
7301 NORTH LINDBERGH BLVD.

TRACT AREA 4.82 ACRES
EXISTING SITE ZONING "C-1" COMMERCIAL
BUILDING AREA 50,461 SQ. FT.
BUILDING USES WAREHOUSING (FLOOR COVERINGS)
 OFFICE
 RETAIL SALES

REQUIRED PARKING 15 EMPLOYEES x 1/2 EMPLOYEES 8 STALLS (WAREHOUSE)

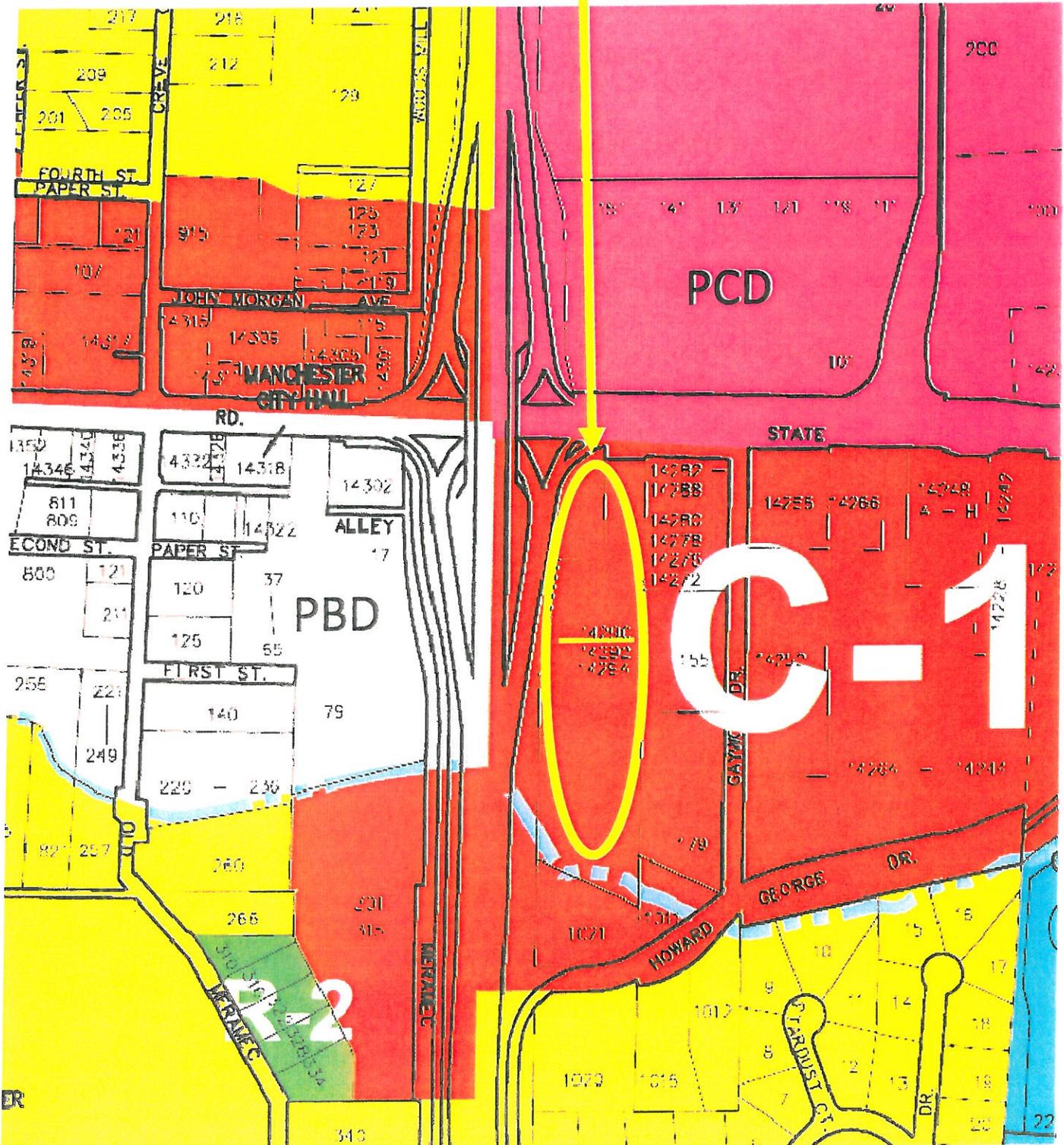
WALMAR INVESTMENT CO.
 LOC. # 23Q53-0292
 7654 / 1346

GAYWOOD INVESTORS
 LOC. # 23Q53-0445

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The property is zoned C-1 Commercial District.

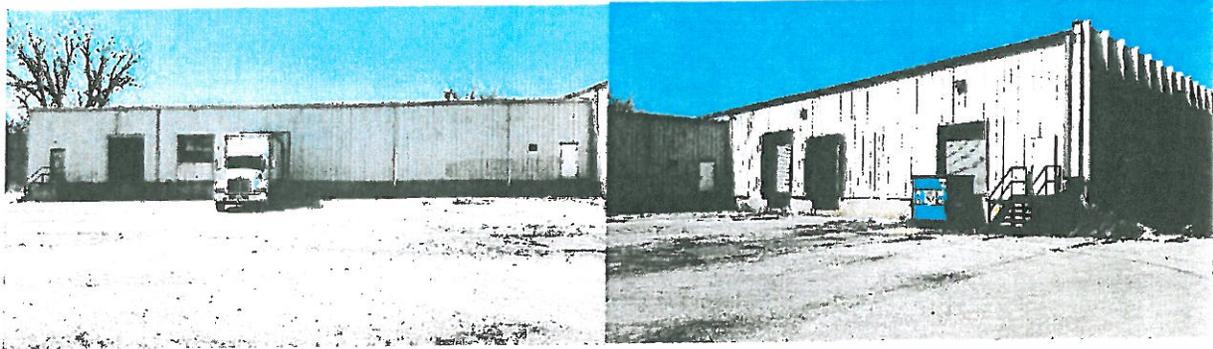




Front parking area and front of building where The Gathering Ground is located. Photo is taken from just south of Manchester Road, looking further south.



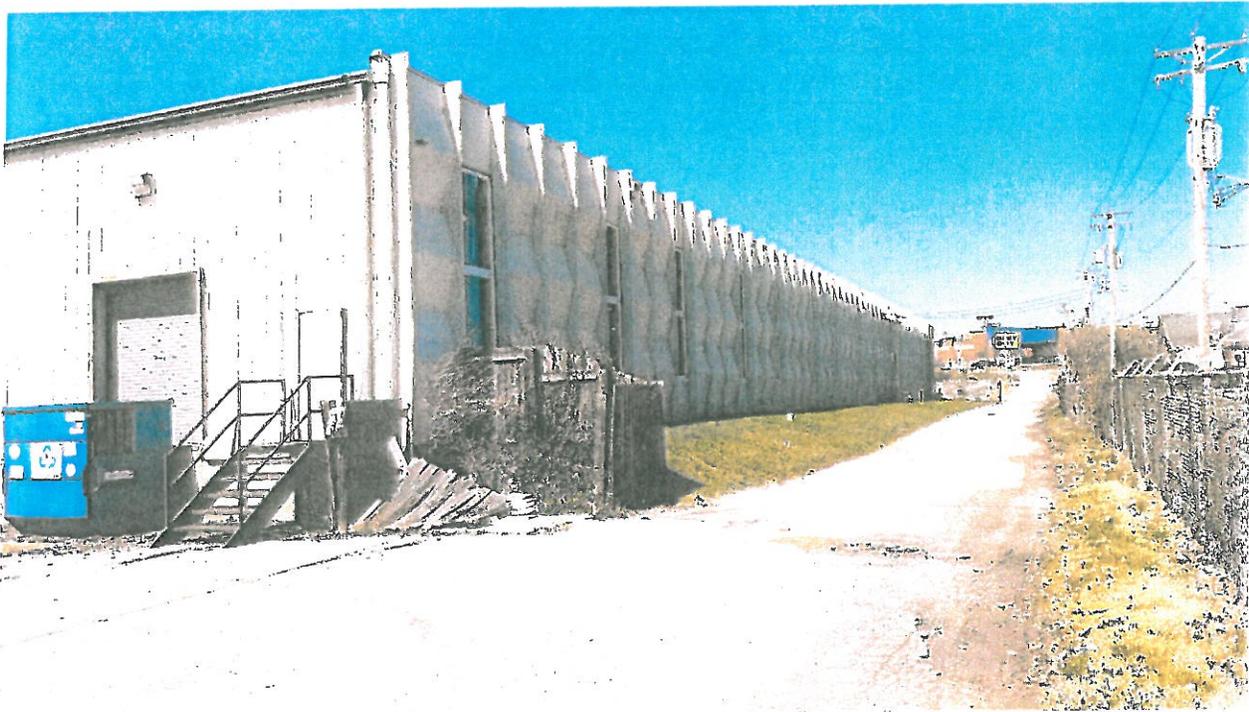
Front entrance of building.



Photos of the Rear of the Building showing the loading area.



Photos of the rear of the lot showing turn around area and additional parking. Photos are taken looking south and southwest.



Eastern side of building and access drive from front of property to the rear loading area. Photo is taken looking north.

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 13, 2015**

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
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CASES

REPRESENTATIVES OF CASES

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Lindsey Darabcsek
Darby Designs
14396 Manchester Road
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(314) 809-0285

2. **15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Duane Marquart
Primary Care Chiropractic
201 Enchanted Parkway
Manchester, MO 63021
(636) 227-4151

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Jason Wohlfahrt
Gathering Ground, Inc.
14290 Manchester Road
Manchester, MO 63011
(314) 503-4303

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1. CALL TO ORDER

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Commissioner Korte asked if the massage business would hold any different hours. Dr. Marquart stated that there would be no change in hours of operation. They will remain the same as the chiropractic office.

Commissioner Brown made the motion to make a favorable recommendation to the Board of Alderman with the condition that all therapists hold and maintain current state licensing on CASE #15-SUP-005. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

- B. **15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.
- C. **15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Speaking for the case is Mr. Jason Wohlfahrt owner of Gathering Ground, Inc. His business occupies the former Becky’s Carpet building on Manchester Road. His business sells toys and trading cards in the store, as well as online.

Director Arnett provided the staff report for the two cases for Gathering Ground, Inc. which is the Special Use Permit case and case for Site Plan approval. The former Becky’s Carpet store also carried a Special Use Permit for warehousing and was issued in 1999. The Gathering Ground came in to the City in 2012 and was approved at the time as a retail toy store. A toy store where all items stored on-site are sold on-site is a permitted use. It was determined that the vast majority of the space however was used as warehousing, so that the items could be shipped out after they were sold via the internet. The building is about 50,000 sq ft. The front 10,000 sq. ft. is retail and the remaining 40,000 sq. ft. is used for warehousing. The Site Plan is being reviewed because the petitioner wishes to build an 80 foot wide by 15 feet deep car portstyle cover off the back of the building to shield his box truck and trailer from the elements. No parking will be impacted by this addition. The space exceeds the off-street parking and loading requirements. The carport will have little visibility due to its location behind the building and the height of Highway 141.

Commissioner Smith asked who would review the construction details of the carport. Director Arnett confirmed that once the petitioner is ready to submit for a building permit he will have to come to the City first to confirm its location and then he’ll submit to St. Louis County for building permits.

Alderman Clement asked if the bulk of his business was sales through the internet. Mr. Wohlfahrt confirmed that it is. Alderman Clement asked where people would go to purchase his items. Mr. Wohlfahrt stated that he sells mostly on Amazon.com. The warehouse is storage of the items that are sold and then sent out to fulfillment centers where Amazon ships to the customers. He confirmed he has four full-time employees that work at that location.

Commissioner Brown asked if he used to own a property in Valley Park. Mr. Wohlfahrt explained that he was formerly in Valley Park. At that time it was a mainly retail shop but now because of the changing times they have more online sales as opposed to selling out of their store.

Commissioner Fluchel made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-006. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

PLANNING AND ZONING MINUTES

APRIL 13, 2015

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

Commissioner Fluchel made the motion to approve the review of site plan on CASE #15-SP-004. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Arnett stated that Jimmy John's is open. Sincerely Yours Bridal is hoping to be open very soon. The Fruit Stand was getting ready to open before Easter and the current tenant Gabi's was supposed to be out the last week in March. Gabi's did not move out and was issued an eviction notice so he now refuses to leave. The Fruit Stand is operating outside while the issue of the building is being sorted out by the private parties involved.

Commissioner Fluchel asked about what was going to happen with the former Chili's building. Director Arnett told the Commission that Joey B's restaurant has signed a lease on the building and they are looking to come before the Commission for a special use permit soon.

8. EX-OFFICIO'S REPORT

Alderman Clement announced that Jack Fluchel was re-appointed to the Planning & Zoning Commission at the last Aldermen meeting.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None

10. ADJOURNMENT

Commissioner Kortem made the motion to adjourn the Planning and Zoning Commission meeting of April 13, 2015, at 7:45 p.m. Motion seconded by Commissioner Brown; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

Respectfully submitted by:
Melissa Barklage, Recording Secretary

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INTRODUCED BY ALDERMAN OTTENAD

BILL NO. 15-

ORDINANCE NO. 15-

AN ORDINANCE AMENDING SECTION 215.010 OF THE CODE OF ORDINANCES RELATING TO NUISANCES.

WHEREAS, Section 215.010 of the Code of Ordinances of the City of Manchester declares certain acts as nuisances; and

WHEREAS, the Board of Aldermen desires to amend said Section to include the improper discharge of water within the City, under certain circumstances.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Section 215.010 of the Code of Ordinances is hereby amended by adding to Paragraph A a new sub-paragraph 19 which shall, hereafter, read as follows:

SECTION 215.010: NUISANCES AFFECTING HEALTH

A. The following are declared to be nuisances affecting health:

- 19. Discharge of piped potable or nonpotable water, including groundwater, stormwater, and pool water, release of liquids, chemicals, oils, or substances upon any right-of-way, including streets, alleys, tree lawns, sidewalks, bike trails, or in close proximity to natural streams or neighboring premises that constitutes a hurt, injury, inconvenience, or danger to the health, safety, or welfare of the public or residents of the immediate vicinity. At a minimum, piped residential downspouts or basement sump pumps shall be day-lighted to surface discharge at least ten (10) feet away from a property line.

Section Two: Nothing in this Ordinance shall effect the remaining provisions of Section 215.010 of the Code of Ordinances.

Section Three: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

INTRODUCED BY ALDERMAN OTTENAD

BILL NO. 15-

ORDINANCE NO. 15-

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney