

**MINUTES
REGULAR COUNCIL MEETING
BRIDGETON CITY HALL
12355 NATURAL BRIDGE ROAD
MARCH 3RD, 2021
7:00 P.M.**

The regular Council meeting was called to order by Mayor Briggs on Wednesday, March 3rd, 2021 at 7:00 p.m. in the Council Chambers at City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Grimmer, Hein, Luke, Norris, Purcell, Saettele, Zimmer
Absent: Abram

Mayor Briggs noted a quorum present.

AGENDA APPROVAL

Councilmember Grimmer moved to add, review of sign ordinances, under XI. Discussion, second by Councilmember Saettele. Motion carried by voice vote.

Councilmember Hein moved to approve the agenda as amended, second by Councilmember Luke. Motion carried by voice vote.

PUBLIC PORTION

Mayor Briggs stated a letter in support of the mural project at La Tejana was received, as well as a few phone calls in opposition of the project.

APPROVAL OF MINUTES

Councilmember Luke moved to approve the February 17th, 2021, City Council Meeting Minutes as presented, second by Councilmember Hein. Motion carried by voice vote.

APPOINTMENTS, PRESENTATIONS, PROCLAMATIONS, AND ANNOUNCEMENTS

Appointments

Mayor Briggs presented to the City Council the following appointments for their consideration:

Conner Matusek, Ward One - Parks Commission (new member)
Laura Jerele, Ward One - Design & Review (replacing Christy Lucido)

Alan Banks, Ward Three - Historical Commission (currently serving on auxiliary)

Councilmember Saettele moved to approve the appointments of Conner Matusek, Laura Jerele and Alan Banks, second by Councilmember Hein. Motion carried by voice vote.

PERMITS, WAIVERS AND APPEAL REQUESTS

A. Sign Variance - Request for a sign variance by La Tejana 3157 N. Lindbergh Blvd

Councilmember Zimmer stated he was in support of the mural, and would be voting in the affirmative for the project.

Councilmember Grimmer stated that the proposed mural would enhance the neighborhood, and would be a positive step forward.

Councilmember Luke stated that she was not opposed to the project, but was concerned with the volume of sign variances the City Council was experiencing.

Councilmember Norris raised concern with approving a variance for an item that was prohibited by code.

Councilmember Norris moved to table the request for a sign variance by La Tejana, second by Councilmember Luke. A roll call vote was then taken with the following results: Grimmer, NAY; Hein, NAY; Luke, AYE; Norris, AYE; Purcell, NAY; Saettele, AYE; Zimmer, AYE. Motion passed by a vote of 4-3.

B. Sign Package - Amendment to Sign Package Bridgeton Square – 12100 St Charles Rock Road

Councilmember Zimmer stated that the proposed new sign will replace the existing sign that is in need of repair. Councilmember Zimmer added that the proposed signage is smaller than the current sign, and would be an update to the location.

Councilmember Norris stated that the existing sign was probably thirty years or older, and the proposed sign was more contemporary. Councilmember Norris requested clarification on the size of the sign as the provided paperwork indicated that the proposed sign was 286 square feet larger than the existing sign, but was also smaller than the existing sign.

Councilmember Zimmer moved to suspend Council Rules to allow the applicant to address the Council, second by Councilmember Saettele. Motion carried by voice vote.

Don Greer, owner of Signarama, stated that the proposed sign is a foot and a half shorter than the existing sign, and two and a half feet more narrow.

Councilmember Saettele stated that the current sign has an opening at the bottom that allows motorists to see through to the other aisle, and the proposed sign goes all the way to the bottom. Mr. Greer stated that the existing sign is out of style, and the island in the parking lot will keep traffic safe.

Councilmember Purcell stated that a review of the sign ordinance should be conducted and that the Council should remain consistent with their actions and consider tabling this request as well.

Councilmember Norris stated that she believed the two requests were significantly different, in which one request is for a prohibited sign, and the other for an upgrade to an existing sign.

City Attorney Linnenbroker stated that the way he interprets the request based on the materials, is that this is a request to amend the sign package, not a variance request, as there is an existing sign package for the development.

Councilmember Purcell stated that the proposed sign does not meet the code, and there appears to be some confusion on the matter that should be clarified prior to a vote.

Councilmember Purcell moved to table the request to amend the sign package at Bridgeton Square, second by Councilmember Hein. A roll call vote was then taken with the following results: Hein, AYE; Luke, AYE; Norris, NAY; Purcell, AYE; Saettele, NAY; Zimmer, NAY; Grimmer, NAY. Motion to table failed 3-4.

City Attorney Linnenbroker stated that in Section 515.130.A, any person desiring a variation in the regulations pertaining to signs, and doesn't agree with the decision made by the City Engineer or other representative, the applicant may seek an appeal, but notwithstanding the foregoing, if the person is eligible for a sign package pursuant to Section 515.120 such person must apply for a sign package prior to appealing. Mr. Linnenbroker added that if they fail to get a sign package, they can apply for a variance.

Councilmember Grimmer stated that a part of being pro-business is timely decision making. Councilmember Grimmer stated that he believed that the Council had all of the information they needed in order to make an informed decision on this request.

Councilmember Purcell stated that the request for the sign package should fail as it doesn't meet the code, and should come back to the Council for an appeal.

Councilmember Saettele moved to reconsider the motion to table the request to amend the sign package at Bridgeton Square, second by Councilmember Hein. A roll call vote was then taken with the following results: Luke, AYE; Norris, NAY; Purcell, AYE; Saettele, AYE; Zimmer, NAY; Grimmer, NAY; Hein, AYE. Motion to reconsider passed 4-3.

Councilmember Purcell moved to table the request to amend the sign package at Bridgeton Square, second by Councilmember Hein. A roll call vote was then taken with the following results: Norris, NAY; Purcell, AYE; Saettele, AYE; Zimmer, NAY; Grimmer, NAY; Hein, AYE; Luke, AYE. Motion passed 4-3.

PUBLIC HEARING

Zach Greatens, Zoning Officer, presented to the Council a request by applicant, Derek Vadnal, to amend the M-3(e) Planned Manufacturing District regulations to allow medical or dental clinics as a permitted use.

Mr. Greatens provided an overview of the area, and existing businesses within the district, and stated that it was staff's opinion that the use would be compatible with surrounding properties. Mr. Greatens added that the use was permitted in the district prior to 2015, and believes that it was an oversight that it was not included with the district was reclassified in 2015.

Dr. Derek Vadnal, applicant, stated that the location he was interested in for his dental office was previously a dermatology office.

CONSIDERATION OF NEW BILLS

- A. Bill 6269 An Ordinance of the City Council of the City of Bridgeton, Missouri (Application #21-PZ-01) Amending Chapter 410 of the Bridgeton Code of Ordinances, Appendix IV-II, Planned Manufacturing District, "M-3(E) District - A Portion of Bridgeton Square Business Center" to Add "Medical or Dental Clinic" As a Permitted Use (First Reading; Councilmember Grimmer)**

Councilmember Grimmer moved to allow for the first reading of Bill 6269, second by Councilmember Purcell. Motion carried by voice vote.

Councilmember Grimmer read Bill 6269.

Councilmember Grimmer moved to table Bill 6269, second by Councilmember Purcell. Motion carried by voice vote.

DISCUSSION

Councilmember Grimmer stated that the Council has seen an increase in the number of sign variance requests being presented to them, which might indicate that the sign code is out of step and needs to be updated.

Councilmember Zimmer moved to form a subcommittee to review the sign code, second by Councilmember Grimmer. Motion carried by voice vote.

Mayor Briggs suggested reaching out to someone in the sign industry to testify to the committee to understand what is common or current in the marketplace.

ATTORNEY'S REPORT

City Attorney Linnenbroker suggested looking into ordinances related to public art, and removing the language from the sign or street graphic section of the code.

COUNCIL COMMUNICATIONS

Councilmember Norris requested an update on the bid process for Matthews Park, as well as the number of St. Ann residents that have signed up for memberships at the recreation center. Councilmember Norris announced that bakery, Destined Indulgence, has recently opened.

Councilmember Luke announced that Starbucks has recently opened. Councilmember Luke asked that with warmer weather approaching, that everyone drive safe.

Councilmember Hein thanked everyone for attending.

Councilmember Grimmer stated that he had the opportunity to observe the vaccination process at the recreation center. Councilmember Grimmer added that it was efficient and well managed, and is a good example of government agencies coming together.

Councilmember Purcell stated that by hosting the vaccinations at the recreation center, it creates a good opportunity to showcase our City.

Councilmember Zimmer stated that he would like some options as to what the City can do regarding the Big Boy building. Councilmember Zimmer stated that additional requests for sign variances, one at Planet Fitness and another for a cell phone store, will be on the next Council agenda.

STAFF REPORT

Chief Hood stated that the prayer breakfast has again been postponed, but they are looking at dates in August and September to host the event. Chief Hood announced that there was an attempted robbery at Love's on February 18th, and the suspects later hit other gas stations in the Hazelwood/Florissant area, Chief Hood added that the department is working with other agencies in investigating the crime. Chief Hood announced that they are also investigating a police chase that started in St. Charles, and ended with the suspects being taken into custody at the golf course.

Brendan Kane, Director of Parks & Recreation, stated that the bid for Matthews Park will go out in April, with construction beginning sometime in June. Mr. Kane announced the promotion of Michelle Bell to Aquatics Supervisor.

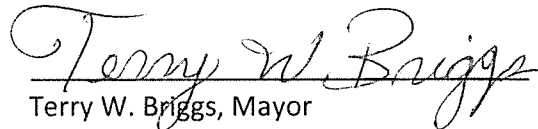
Kevin Bookout, City Administrator, stated that a representative from LAGERS was on site earlier in the day, holding sessions at 7am and 9am which were well attended by staff.

MAYORS REPORT

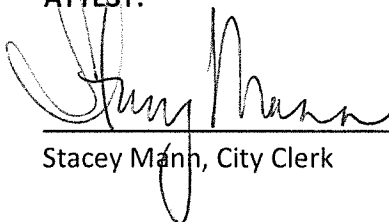
Mayor Briggs expressed his condolences to the family of Luke Boenker, who recently passed away.

ADJOURNMENT

There being no additional business to come before the regular session of the City Council, Councilmember Hein moved to adjourn, second by Councilmember Luke at 8:04 p.m. Motion carried by voice vote.


Terry W. Briggs, Mayor

ATTEST:



Stacey Mann, City Clerk