

**MINUTES  
REGULAR COUNCIL MEETING  
CITY OF BRIDGETON  
12355 NATURAL BRIDGE ROAD  
JUNE 5, 2019  
7:00 P.M.**

The regular City Council meeting was called to order by Mayor Terry W. Briggs on Wednesday, June 5, 2019, at 7:00 p.m. in the Council Chambers at City Hall.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Abram, Fetsch, Grimmer, Hein, Norris, Purcell, Saettele, Zimmer

Absent: None

The Mayor noted a quorum present.

**AGENDA APPROVAL**

Mr. Fetsch moved, second by Mr. Hein, for approval of the agenda.

Mrs. Abram moved, second by Mrs. Norris, to move Item 8, Preliminary Plan approval of “Arbor Gardens” to Item 10a. Motion carried by voice vote.

Motion to approve the agenda as amended carried by voice vote.

**PUBLIC PORTION**

Mr. Dan Manning, 16090 Swingley Ridge, Chesterfield, Missouri, spoke as the attorney for the BioLife facility. He stated he was available to answer any questions Council might have relative to their application for a Special Use Permit. He spoke of the intent of the applicant to landscape and improve the area where they will be located.

Mr. Mark Ditch, 6165 Highway 94 South, Augusta, Missouri, stated he was present to answer any questions relative to Bill 6206.

Ms. Christine Chamberlain, 3525 Fee Fee Road, spoke in opposition to the BioLife facility stating it was not compatible with those businesses around it.

There being no one else who wished to address Council at this time, the Public Portion was closed.

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**APPROVAL OF MINUTES – MAY 15, 2019**

Mr. Saettele moved, second by Mr. Purcell, for approval of the Minutes of May 15, 2019.

Mrs. Abram moved, second by Mrs. Norris, to amend the Minutes, Page 4; Dale Nordgaarden, is in Ward 4, not Ward 3. On page 6, the third paragraph from the bottom, the last line should read "...Council will then vote on the item", eliminating "have the final reading of the bill". Motion on the amendments carried by voice vote.

Motion to approve the Minutes as amended carried by voice vote.

**APPOINTMENTS/PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/SET  
PUBLIC HEARINGS**

Item 2

**APPOINTMENTS**

Mayor Briggs nominated the following individuals to serve on the respective Commissions:

Amy Chier	Ward 4	Beautification Commission
Judi Timmons	Ward 1	Beautification Auxiliary
Christy Lucido	Ward 1	Design & Review Board
Judy Meyer	Ward 2	Historical Commission
Ken Meyer (Chairman)	Ward 2	Police Commission
Claude Bucheit (Chairman)	Ward 4	Planning & Zoning Commission

Mr. Fetsch moved, second by Mr. Saettele, for approval of the above nominees. Motion carried by voice vote.

Mayor Briggs nominated Jack Duepner as Bridgeton's new Prosecuting Attorney. Mr. Duepner is a long time resident of the City of Bridgeton and has served as a municipal judge in other St. Louis County communities. Upon acceptance by the City Council of his appointment to the prosecutor's position, Mr. Duepner will resign from his other judicial offices. He will begin his duties for the City of Bridgeton on July 1, 2019.

Mr. Fetsch moved, second by Mr. Hein, for approval.

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Roll Call Vote to approve new Prosecuting Attorney :

AYES: Grimmer, Hein, Norris, Purcell, Saettele, Zimmer, Abram, Fetsch

NAYS: None

**RECESS FOR PUBLIC HEARING SCHEDULED (Item 10 on the agenda)**

At this time the regular Council meeting recessed for the Public Hearing scheduled.

Mr. Linenbroker and Mr. Greatens briefly gave presentations as to why a second public hearing on this petition for a rezoning change at 3416 Fee Fee Road from “R-2” Single Family Dwelling District to “PUD” Planned Single family Residential Unit Development (PUD)” is being held. It was also explained what the changes were in the new plat presented by the applicant for the proposed “Arbor Gardens”.

Ms. Mary Alice Blackburn, 3303 N. Lindbergh spoke against the proposal in Bill 6203. She stated they own the adjacent property and the plans show infringements on their property. They have said from the beginning the only use of their land would be through a purchase and the petitioner has not offered any proposal.

Ms. Glenda Gibson, 3446 Fee Fee Road and Ms. Christine Chamberlain, 3525 spoke against this proposal.

Ms. Mary Zeilmann, 3406 Fee Fee Road, was against their proposed project, stating she is concerned about people coming onto her property.

The Public Hearing was adjourned at 7:42 p.m.

**PERMITS, WAIVERS AND APPEAL REQUESTS**

Item 3

**SIGN VARIANCE–SPIRIT OF THE LORD FAMILY CHURCH; 915 NORTHWEST PLAZA DRIVE; WALL SIGNS**

Mr. Zimmer moved, second by Mr. Saettele, for approval of a request for wall sign for Spirit Church at 915 Northwest Plaza Drive. The main traffic is on Lindbergh where a West elevation sign currently sits parallel with Lindbergh. They are requesting a second sign for street identification on the North elevation. This is the direction where most traffic approaches.

The Design and Review Board forwarded this to City Council with a favorable recommendation.

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Discussion was held on the pole sign at this location. Mr. Saettele moved, second by Mr. Zimmer, to suspend Council Rules in order to talk with the applicant. Motion carried by voice vote.

Mr. Bob Behrens, Warren Sign Company, was present on behalf of the applicant. It was discussed approving the sign variance before Council tonight on the condition that the pole sign be removed. Mr. Zimmer moved, second by Mr. Saettele, to table this item. Motion carried by voice vote.

**EMERGENCY LEGISLATION/CONTRACTS/ BIDS/ ETC.**

Item 4

**FULL LIQUOR LICENSE-LESTERY LLC D/B/A PIRATE'S COVE; 10731 MARGATEHALL DRIVE; TERENCE WEAVER, MANAGING OFFICER. FINAL CONSIDERATION**

Mr. Hein moved, second by Mr. Fetsch, for final approval of the above liquor license.

Roll Call Vote:

AYES: Hein, Norris, Purcell, Saettele, Zimmer, Abram, Fetsch, Grimmer

NAYS: None

Item 5

**BEER & WINE LICENSE AND SUNDAY LICENSE – THE MAD CRAB LLC; 12490 ST. CHARLES ROCK ROAD; AN HO, MANAGING OFFICER. FINAL CONSIDERATION**

Mr. Hein moved, second by Mr. Fetsch, for final approval of the above liquor license.

Roll Call Vote:

AYES: Norris, Purcell, Saettele, Zimmer, Abram, Fetsch, Grimmer, Hein

NAYS: None

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Item 6

**FULL LIQUOR AND SUNDAY LICENSE (CONSUMPTION ON PREMISES); BRIDGETON RECREATION CENTER; 4201 FEE FEE ROAD; CHRIS CHOLLEY; MANAGING OFFICER. FIRST CONSIDERATION**

Mr. Hein moved, second by Mr. Fetsch, for first consideration of the above liquor license. Motion carried by voice vote.

Mr. Hein moved, second by Mr. Fetsch, to table this item. Motion carried by voice vote.

Item 7

**FULL LIQUOR AND SUNDAY LICENSE; RED LOBSTER RESTAURANTS, LLC; 12235 ST. CHARLES ROCK ROAD; SAMIR O. ABDALLAH, MANAGING OFFICER, FIRST CONSIDERATION**

Mr. Hein moved, second by Mr. Fetsch, for first consideration of the above liquor license. Motion carried by voice vote.

Mr. Hein moved, second by Mr. Fetsch, to table this item. Motion carried by voice vote.

Item 9

**MOTION TO APPROVE APPLICATION FOR 2020 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.**

Mr. Grimmer moved, second by Mr. Purcell, that the 2020 application for Community Development Block Grant Funds of \$31,900 be used for the following:

Home Improvement Program \$31,900

Motion carried by voice vote.

**PERFECTION OF BILLS**

Item 10

**BILL 6203 REZONING APPROXIMATELY 6.95 ACRES OF LAND LOCATED AT 3416 FEE FEE ROAD FROM "R-2" SINGLE FAMILY DWELLING DISTRICT TO "PUD" PLANNED SINGLE FAMILY RESIDENTIAL UNIT DEVELOPMENT. PETITIONER: McBRIDE BERRA LAND COMPANY, LLC**

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Mrs. Abram moved, second by Mrs. Norris, to remove this item from the table. Motion carried by voice vote.

Mrs. Abram moved, second by Mrs. Norris, that Bill 6203 become Ordinance 19-06.

Mr. Saettele moved, second by Mr. Hein to suspend Council Rules in order to ask questions of the petitioner. Motion carried by voice vote.

Mrs. Abram spoke in favor of this development.

Council discussed having Lot #1 and Lot #30 face Fee Fee Road as well as increasing setbacks from Fee Fee.

It was also stated that fences should be put on the north and south sides of the subdivision to protect current properties.

Mrs. Katherine Moore, representing McBride Berra Land Company, stated she received authority to provide the fences if that is a deal breaker in this plan. However, installing fencing ahead of the homeowners could cause more issues. She said she is not aware of issues involving trespassing with adjacent property owners at any of their other new developments.

Roll Call Vote on Bill 6203 becoming Ordinance 19-06:

AYES: Abram, Fetsch, Grimmer, Norris

NAYS: Saettele, Zimmer, Hein, Purcell

Because the vote resulted in a tie, Mayor Briggs cast the deciding vote; he voted Aye.

Bill passed.

Item 10a

**PRELIMINARY PLAN APPROVAL OF A MAJOR RESIDENTIAL SUBDIVISION, "ARBOR GARDENS", TO SUBDIVIDE 6.95 ACRES OF LAND INTO THIRTY (30) LOTS, ZONED "PLANNED SINGLE FAMILY RESIDENTIAL UNIT DEVELOPMENT (PUD)" AT 3416 FEE FEE ROAD. PETITIONER: MCBRIDE BERRA LAND COMPANY, LLC**

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Mrs. Abram moved, second by Mrs. Norris, for approval of the preliminary plan of a major residential subdivision, "Arbor Gardens" to subdivide 6.95 acres of land into thirty (30) lots, zoned "Planned Single Family Residential Unit Development (PUD)" at 3416 Fee Fee Road. Petitioner: McBride Berra Land Company, LLC

Mr. Grimmer asked that wrap around brick be put on the two houses (lots #1 and #30) which will have their side facing the street.

Roll Call Vote:

AYES: Abram, Fetsch, Grimmer, Norris, Purcell

NAYS: Zimmer, Hein, Saettele

The Preliminary Plan was approved.

### Item 11

**BILL 6204 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI (APPLICATION #19-PZ-04) ESTABLISHING A SPECIAL USE PERMIT FOR "MEDICAL CLINIC" TO ALLOW A PLASMA DONATION FACILITY LOCATED AT 3715 NORTH LINDBERGH BOULEVARD (BIOLIFE PLASMA SERVICES)**

Mrs. Abram moved, second by Mrs. Norris, for second reading of Bill 6204. Motion carried by voice vote.

Mrs. Abram moved, second by Mrs. Norris, that Bill 6204 become Ordinance 19-07. Motion carried by voice vote.

Mrs. Abram moved, second by Mrs. Norris, to table Bill 6204. Motion carried by voice vote.

Mrs. Abram moved, second by Mrs. Norris, that the proposed use set forth in Bill 6204 be determined to promote the health, safety, morals or general welfare of the people of the City of Bridgeton in accordance with and in the accomplishment of the comprehensive zoning plan of the City, taking into consideration the effect of such building or use on traffic conditions, fire safety, the character of the neighborhood, the general welfare of the community and public utilities.

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Mrs. Abram stated she finds as a fact, the proposed use will have no adverse effect on the health, safety, morals or general welfare of the people of Bridgeton with respect to traffic conditions, fire safety, the character of the neighborhood, the general welfare of the community or public utilities and her vote is Aye.

Mrs. Norris concurs and votes Aye.

Mr. Hein concurs and votes Aye.

Mr. Fetsch finds it will have an adverse effect on the character of the neighborhood, and his vote is Nay.

Mr. Zimmer concurs with Mrs. Abram and his vote is Aye.

Mr. Saettele concurs with Mr. Fetsch, and his vote Nay.

Mr. Purcell concurs with Mrs. Abram, and his vote is Aye.

Mr. Grimmer concurs with Mrs. Abram, and his vote is Aye.

Mrs. Abram moved, second by Mrs. Norris, to suspend Council Rules and remove Bill 6204 from the table. Motion carried by voice vote.

Mrs. Abram moved, second by Mrs. Norris, that Bill 6204 become Ordinance 19-07.

Roll Call Vote:

AYES: Abram, Grimmer, Hein, Norris, Purcell, Zimmer

NAY: Fetsch, Saettele

Item 12

**BILL 6205 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT, SUBSTANTIALLY IN THE FORM ATTACHED HERETO, WITH J. M. MARSCHUETZ CONSTRUCTION COMPANY FOR CONCRETE PAVEMENT REPLACEMENT ON SELECT STREETS IN THE WESTHAVEN SUBDIVISION IN AN AMOUNT OF FOUR HUNDRED SIXTY SEVEN THOUSAND TWO HUNDRED TWENTY TWO DOLLARS AND 50/100 (\$467,222.50) WITH A CONTINGENCY OF \$50,000.00**

Mr. Grimmer moved, second by Mr. Saettele, for second reading of Bill 6205. Motion carried by voice vote.

Mr. Grimmer moved, second by Mr. Saettele, that Bill 6205 become Ordinance 19-08.



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Roll Call Vote:

AYES: Fetsch, Grimmer, Hein, Norris, Purcell, Saettele, Zimmer, Abram

NAYS: None

### **CONSIDERATION OF NEW BILLS**

#### Item 13

**BILL 6206 FINAL PLAT APPROVAL OF A MINOR RESIDENTIAL SUBDIVISION, “BOENKER ESTATE”, TO SUBDIVIDE APPROXIMATELY 15.35 ACRES INTO THREE (3) LOTS ZONED “M-1” MANUFACTURING DISTRICT, LIMITED AND “R-3” SINGLE FAMILY DWELLING DISTRICT AT 12855 AND 12901 BOENKER LANE. PETITIONER: MARK DITCH**

Mrs. Abram moved, second by Mrs. Norris, for first reading of Bill 6206. Motion carried by voice vote.

Mrs. Abram moved, second by Mrs. Norris, to table Bill 6206. Motion carried by voice vote.

### **ATTORNEY’S REPORT**

Mr. Linenbroker had nothing to report at this time.

### **COUNCIL COMMUNICATIONS**

Several members of Council commended the three police officers who saved some residents when a fire broke out in a complex on Gallatin.

Mr. Zimmer stated he has seen the Police stopping people on Whitehall Manor and he would like to see more of that on other streets as well.

Mr. Saettele stated the bridge over Lindbergh at Midland is down and more people will be using Fee Fee causing increased traffic.

Mr. Purcell stated he was sorry to see Long Johns Silver and A&W Root Beer has closed.

Mrs. Norris noted there was some storm damage in the City.

Mr. Fetsch announced that the MML is asking for more signatures for the Board of Freeholders.

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### **MAYOR'S REPORT**

Major Mossotti reported that the Police Department is monitoring traffic as much as they are able to do. There is more traffic now because of the bridge closing on Midland and Lindbergh.

He also reported on the three officers who helped some residents from a burning building on Gallatin. They were patrolling in the area and came upon it quickly. They broke a window and pulled the individuals to safety. The department is very proud of these officers.

Major Mossotti also announced a Celebration of Life in honor of Bob Wacker on June 29<sup>th</sup> at the Bridgeton Recreation Center from 2:00-6:00 with a service at 3:00.

Mr. Gunn said they had been getting calls about limbs from the storm damage. They were told to cut the limbs up and put them in their trash cans with yard waste on Wednesdays.

Mr. Kane announced the Fishing Derby this Saturday at Hellebusch Park from 10:00 to 11:00 a.m. This is done in conjunction with Maryland Heights and the Kiwanis Club. Summer Camp starts on Monday and he urged everyone to drive safely in the area of the parks.

Mr. Bookout announced the new website went on line this past Tuesday.

Mayor Briggs said it was time to set up the mid-year budget session. After discussion, he said he would email some options and let everyone know the results.

### **ADJOURNMENT**

Mr. Fetsch moved, second by Mr. Hein, for adjournment. Motion carried by voice vote. Meeting adjourned at 9:18 p.m.

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Terry W. Briggs, Mayor

ATTEST:

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Carole A. Stahlhut, City Clerk

