

The public hearing was called to order at 7:00 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Bieg, Barry, Scheer, Gianino and Soll. Mr. Wilton and Mr. Smith were absent. Also in attendance was City Administrator Craig Sabo.

- A. A petition initiated by the City of Eureka for rezoning of the following parcels from Planned Commercial to Commercial:
1. An approximately 1.33 acre parcel at 557 Abby Lane as recorded in Book 22318, Page 80 of the St. Louis County records (Locator No. 29W620676).
  2. An approximately 0.23 acre parcel at 12 Dreyer Avenue as recorded in Book 23384, Page 3096 of the St. Louis County records (Locator No. 29V310411).
  3. An approximately 0.50 acre parcel at 15 Dreyer Avenue as recorded in Book 17451, Page 3545 of the St. Louis County records (Locator No. 29V331102).
  4. An approximately 0.28 acre parcel at 16 Dreyer Avenue as recorded in Book 22386, Page 2731 of the St. Louis County records (Locator No. 29V310169).
  5. An approximately 0.17 acre parcel at 22 Dreyer Avenue as recorded in Book 24484, Page 1834 of the St. Louis County records (Locator No. 29V310158).
  6. An approximately 0.03 acre parcel at 216 East Avenue as recorded in Book 22722, Page 666 of the St. Louis County records (Locator No. 29V620710).
  7. An approximately 0.20 acre parcel at 220 East Avenue as recorded in Book 22722, Page 666 of the St. Louis County records (Locator No. 29V620468).
  8. An approximately 0.68 acre parcel at 105 East Fourth Street as recorded in Book 23040, Page 3932 of the St. Louis County records (Locator No. 29V620754).
  9. An approximately 0.98 acre parcel at 120 East Fourth Street as recorded in Book 23040, Page 3932 of the St. Louis County records (Locator No. 29V620765).
  10. An approximately 1.15 acre parcel at 4835 Highway 109 as recorded in Book 24652, Page 325 of the St. Louis County records (Locator No. 30V610104).
  11. An approximately 1.08 acre parcel at 12 Hilltop Village Center Drive as recorded in Book 23196, Page 2454 of the St. Louis County records (Locator No. 29V510479).
  12. An approximately 3.80 acre parcel at 13 Hilltop Village Center Drive as recorded in Book 13540, Page 2274 of the St. Louis County records (Locator No. 29V510468).
  13. An approximately 0.47 acre parcel at 14 Hilltop Village Center Drive as recorded in Book 20122, Page 1901 of the St. Louis County records (Locator No. 29V510413).
  14. An approximately 0.61 acre parcel at 76 Hilltop Village Center Drive as recorded in Book 24839, Page 271 of the St. Louis County records (Locator No. 29V510369).
  15. An approximately 1.20 acre parcel at 78 Hilltop Village Center Drive as recorded in Book 21504, Page 2694 of the St. Louis County records (Locator No. 29V420093).
  16. An approximately 1.70 acre parcel at 521 Howerton Lane as recorded in Book 23870, Page 597 of the St. Louis County records (Locator No. 29W520268).
  17. An approximately 1.57 acre parcel at 601 Howerton Lane as recorded in Book 23870, Page 597 of the St. Louis County records (Locator No. 29W520279).
  18. An approximately 1.75 acre parcel at 711 Howerton Lane as recorded in Book 23950, Page 4917 of the St. Louis County records (Locator No. 29W510061).

19. An approximately 1.46 acre parcel at 215 North Central Avenue as recorded in Book 05251, Page 0014 of the St. Louis County records (Locator No. 29V611086).
20. A parcel at 322 North Central Avenue as recorded in Book 22620, Page 2044 of the St. Louis County records (Locator No. 29V610755).
21. An approximately 0.26 acre parcel at 535 North Central Avenue as recorded in Book 20815, Page 19 of the St. Louis County records (Locator No. 29V631028).
22. An approximately 0.34 acre parcel at 210 North Virginia Avenue as recorded in Book 07097, Page 0230 of the St. Louis County records (Locator No. 29V611107).
23. An approximately 0.26 acre parcel at 220 North Virginia Avenue as recorded in Book 17765, Page 147 of the St. Louis County records (Locator No. 29V611097).
24. An approximately 0.49 acre parcel at 306 North Virginia Avenue as recorded in Book 17566, Page 2898 of the St. Louis County records (Locator No. 29V610843).
25. An approximately 0.12 acre parcel at 321 North Virginia Avenue as recorded in Book 23888, Page 1091 of the St. Louis County records (Locator No. 29V611196).
26. An approximately 0.42 acre parcel at 529 North Virginia Avenue as recorded in Book 14397, Page 2229 of the St. Louis County records (Locator No. 29V631512).
27. An approximately 3.90 acre parcel at 555 Rockwood Arbor Drive as recorded in Book 22938, Page 2612 of the St. Louis County records (Locator No. 29W510380).
28. An approximately 0.43 acre parcel at 208 Sheerin Avenue as recorded in Book 25002, Page 3245 of the St. Louis County records (Locator No. 29V240671).
29. An approximately 0.34 acre parcel at 207 South Central Avenue as recorded in Book 23743, Page 220 of the St. Louis County records (Locator No. 29V310422).
30. An approximately 1.18 acre parcel at 600 Top Notch Lane as recorded in Book 24280, Page 326 of the St. Louis County records (Locator No. 29V411006).
31. An approximately 0.13 acre parcel at 600A Top Notch Lane as recorded in Book 24280, Page 326 of the St. Louis County records (Locator No. 29V411017).
32. An approximately 4.97 acre parcel at 615 Viola as recorded in Book 52555, Page 0208 of the St. Louis County records (Locator No. 29V410137).
33. An approximately 0.40 acre parcel at 303 Walton Drive as recorded in Book 24280, Page 326 of the St. Louis County records (Locator No. 29V5820423).
34. An approximately 0.22 acre parcel at 105 West Avenue as recorded in Book 23908, Page 2466 of the St. Louis County records (Locator No. 29V331531).
35. An approximately 0.43 acre parcel at 562 West Avenue as recorded in Book 14397, Page 2229 of the St. Louis County records (Locator No. 29V631501).
36. An approximately 1.00 acre parcel at 1 West Fifth Street as recorded in Book 17999, Page 1283 of the St. Louis County records (Locator No. 29V611273).
37. An approximately 0.65 acre parcel at 555 West Fifth Street as recorded in Book 22766, Page 2048 of the St. Louis County records (Locator No. 29V510480).
38. A parcel at 611 West Fifth Street legally described as a tract of land 766.84 ft. west from the northeast corner of lot 42 of the Hamilton Creek Tract Subdivision as recorded in Book 14397, Page 2229 of the St. Louis County records (Locator No. 29V510194).
39. A parcel at 613 West Fifth Street legally described as a strip of land 20 feet wide in the North line of lot 42 of the Hamilton Creek Tract Subdivision in U.S. Survey 3206 Township 44 North, Range 3 East in St. Louis County, Missouri (Locator No. 29V510204).
40. An approximately 1.28 acre parcel at 615 West Fifth Street as recorded in Book 07247, Page 0459 of the St. Louis County records (Locator No. 29V510183).

41. An approximately 1.00 acre parcel at 619 West Fifth Street as recorded in Book 07247, Page 0459 of the St. Louis County records (Locator No. 29V510172).
42. An approximately 1.29 acre parcel at 925 West Fifth Street as recorded in Book 25364, Page 1423 of the St. Louis County records (Locator No. 29V420257).
43. An approximately 1.04 acre parcel at 995 West Fifth Street as recorded in Book 22516, Page 1742 of the St. Louis County records (Locator No. 29V420059).
44. An approximately 2.48 acre parcel at 1023 West Fifth Street as recorded in Book 21832, Page 2798 of the St. Louis County records (Locator No. 29V411039).
45. An approximately 0.78 acre parcel at 1299 West Fifth Street as recorded in Book 23846, Page 868 of the St. Louis County records (Locator No. 29V410995).
46. An approximately 0.85 acre parcel at 1321 West Fifth Street as recorded in Book 21502, Page 35 of the St. Louis County records (Locator No. 29W620720).
47. An approximately 0.31 acre parcel at 1329 West Fifth Street as recorded in Book 14764, Page 2667 of the St. Louis County records (Locator No. 29W620632).
48. An approximately 0.64 acre parcel at 1337 West Fifth Street as recorded in Book 25264, Page 2115 of the St. Louis County records (Locator No. 29W620698).
49. An approximately 1.70 acre parcel at 1375 West Fifth Street as recorded in Book 25322, Page 4386 of the St. Louis County records (Locator No. 29W620159).
50. An approximately 0.50 acre parcel at 1415 West Fifth Street as recorded in Book 23561, Page 777 of the St. Louis County records (Locator No. 29W620016).
51. An approximately 0.06 acre parcel at 1415 West Fifth Street, Unit R as recorded in Book 23561, Page 777 of the St. Louis County records (Locator No. 29W620160).
52. An approximately 0.96 acre parcel at 1421 West Fifth Street as recorded in Book 22318, Page 80 of the St. Louis County records (Locator No. 29W620050).
53. An approximately 2.23 acre parcel at 1467 West Fifth Street as recorded in Book 18690, Page 3088 of the St. Louis County records (Locator No. 29W610237).
54. An approximately 1.08 acre parcel at 1631 West Fifth Street as recorded in Book 20314, Page 1577 of the St. Louis County records (Locator No. 29W520082).
55. An approximately 1.32 acre parcel at 1729 West Fifth Street as recorded in Book 18822, Page 1107 of the St. Louis County records (Locator No. 29W510171).
56. An approximately 0.84 acre parcel at 1739 West Fifth Street as recorded in Book 20746, Page 1697 of the St. Louis County records (Locator No. 29W510160).
57. An approximately 0.06 acre parcel at 204 West Fourth Street as recorded in Book 22969, Page 627 of the St. Louis County records (Locator No. 29V611240).
58. An approximately 0.21 acre parcel at 250 West Fourth Street as recorded in Book 22969, Page 627 of the St. Louis County records (Locator No. 29V611129).
59. A parcel at 322 West Fourth Street as recorded in Plat Book 15, Page 129 of the St. Louis County records (Locator No. 29V520281).
60. An approximately 0.657 acre parcel at 620 West Fourth Street as recorded in Book 17575, Page 2820 of the St. Louis County records (Locator No. 29V230155).

Notice of the Public Hearing was published in the Countian on September 23, 2022 and posted on September 23, 2022 on the City's website.

Chairman Knapp welcomed new member A.J. Soll.

City Administrator Sabo stated that over the course of the past 25 to 30 years the City has rezoned

numerous parcels from Commercial to Planned Commercial, with conditions that all uses and site development must be approved by the Board of Aldermen. He said the Board is proposing to rezone many of the parcels back to Commercial upon making a determination that it is more appropriate to instead consider Planned Commercial zoning under select circumstances in connection with a proposed plan, rather than using it as a means of imposing conditions prior to development.

No one spoke in support of the petition.

No one spoke in opposition to the petition.

The public hearing was closed at 7:02 p.m.

Respectfully submitted,

(Original with signature on file)

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Tracy Campise, Acting Secretary

The meeting was called to order at 7:02 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Bieg, Barry, Scheer, Gianino and Soll. Mr. Wilton and Mr. Smith were absent. Also in attendance was City Administrator Craig Sabo.

On motion by Alderman Sir, seconded by Mr. Scheer and unanimously passed by those members in attendance, the Minutes from June 15, 2022 were approved (Mr. Soll abstained).

**GUESTS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

- A. A petition initiated by the City of Eureka for rezoning of the following parcels from Planned Commercial to Commercial:
1. An approximately 1.33 acre parcel at 557 Abby Lane as recorded in Book 22318, Page 80 of the St. Louis County records (Locator No. 29W620676).
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51. An approximately 0.06 acre parcel at 1415 West Fifth Street, Unit R as recorded in Book 23561, Page 777 of the St. Louis County records (Locator No. 29W620160).
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59. A parcel at 322 West Fourth Street as recorded in Plat Book 15, Page 129 of the St. Louis County records (Locator No. 29V520281).
60. An approximately 0.657 acre parcel at 620 West Fourth Street as recorded in Book 17575, Page 2820 of the St. Louis County records (Locator No. 29V230155).

On motion by Alderman Sir, seconded by Mr. Soll and unanimously passed by those members in attendance, approval was recommended for a petition initiated by the City of Eureka for rezoning multiple parcels from Planned Commercial to Commercial.

There being no further matters for discussion, on motion by Mr. Soll, seconded by Mr. Barry and unanimously passed by those members in attendance, the meeting was adjourned at 7:04 p.m.

**UPCOMING MEETINGS:**

- October 26, 2022
- November 9, 2022

Respectfully submitted,

(Original with signature on file)

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Tracy Campise, Acting Secretary