

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
JANUARY 4, 2023**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 7:33 p.m. on Wednesday, January 4, 2023 in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

Mayor Robinson asked those present to join in a moment of silent meditation followed by the Pledge of Allegiance.

On roll call, the following members of the Council were present:

William C. Hoops, Jr.
Robert M. Aubuchon
Don W. Ryan
Matthew G. Robinson
Lisa M. Matlock
Warren H. Taylor
Robert C. Smith
Mary G. Singleton

Council Member Daniel T. Herin was not present. City Clerk Julie Lowery declared a quorum was present. Also present were City Manager Matt Zimmerman and City Attorney Kevin O'Keefe.

AGENDA

There being no amendments proposed, Mrs. Singleton moved, seconded by Mr. Smith, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA

Mr. Taylor moved, seconded by Ms. Matlock, the adoption of the consent agenda as printed. The following vote was recorded on the motion:

AYE - 8

NAY - 0

Mr. Hoops
Mr. Aubuchon
Mr. Ryan
Mayor Robinson
Ms. Matlock
Mr. Taylor
Mr. Smith
Mrs. Singleton

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Mr. Taylor moved, seconded by Ms. Matlock, to approve the minutes of the December 21 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**EMPLOYEE
INTRODUCTIONS**

Fire Chief Dave Herman introduced newly hired Firefighter/Paramedics Ian Benning, Daniel Myatt and Thomas Theisen.

Assistant City Manager-Finance Dave Tuberty introduced newly hired receptionist Jacob Ritter.

**INTRODUCTION OF
NEW POLICE CHIEF**

Mr. Zimmerman introduced Police Chief James Hudanick who was recently promoted from the rank of Major.

Ms. Lowery administered the oath of office to Chief Hudanick.

Chief Hudanick's spouse presented him with his badge.

RECEPTION

A reception was held in honor of Chief Hudanick.

RECONVENE

The meeting was reconvened at 8:03 p.m. with all Council members except Mr. Herin in attendance.

PROCLAMATIONS AND RESOLUTIONS - None

CITIZENS HEARINGS AND PRESENTATION OF PETITIONS

Mayor Robinson explained the procedures to be followed during a hearing. He invited anyone desiring to make a comment to come forward at this time.

**LIQUOR LICENSE
CODE**

Vik-Thor Scott Rose of 5637 Tulip Tree Lane expressed concerns with the newly updated and adopted liquor license code.

HAZELNUTS

Clara Faatz of 8 Bon Vue Drive encouraged and invited residents, 55 and older, to join Hazelnuts.

She stated the Hazelnuts meet on the second Wednesday of the month at 10 a.m. at Civic Center East.

BROWN CAMPUS

Kelly Wadlow of 5274 Ville Rosa Lane asked about the flashing blue lights in Brown Campus.

Mayor Robinson stated they are privately owned security cameras.

SNOW REMOVAL Kevin Foley of 5274 Ville Rosa Lane commended the Maintenance Department on how well the streets were taken care of on the snow event December 22.

RECREATIONAL MARIJUANA Terrabis Medical Marijuana Dispensary owner Nicholas Liaromatis stated the State of Missouri has up to 60 days to approve their request to sell adult use of marijuana.

Mr. Liaromatis stated their license has been reviewed and is in good standing until January 23, 2026.

Mr. Zimmerman stated he intends to bring a draft bill before the Council at the January 18 meeting.

CITY MANAGER'S STATUS REPORT Mr. Zimmerman reported on concerns expressed at the December 21 Council meeting.

Mr. Zimmerman stated Mr. Foley expressed concerns regarding trash and debris in his neighborhood and commercial areas in Hazelwood. He stated several notices have been sent referring to issues at various properties.

PUBLIC HEARINGS

SLUP Mayor Robinson called to order the public hearing to consider
5781 CAMPUS COURT a Special Land Use Permit (SLUP) for a hotel at 5781 Campus Court.

City Planner Kate Crimmins stated Motel 6 is an existing three-story hotel constructed in 1977. It was annexed into the City of Hazelwood in 1995 and has been continuously operated as a hotel since that time. In 2018, the City began having existing hotels apply for new SLUP's when they changed ownership. The City has incorporated conditions into the SLUP to discourage criminal activity and public nuisance behavior at hotels. In 2020, the City Council adopted legislation that incorporated these requirements into the annual Hazelwood business license as well.

Motel 6 owner Nilay Patel was available for questions.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the proposal.

No one spoke in favor of or in opposition to the proposal and Mayor Robinson declared the hearing closed.

Ms. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a Special Land Use Permit for a Hotel at 5781 Campus Court, Ward 6, with the conditions in Chapter 607: Hotels, Motels and Lodging Places”. She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Ms. Matlock, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a Hotel at 5781 Campus Court and to place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.a.

SLUP
7350 N. HANLEY

Mayor Robinson called to order the public hearing to consider a Special Land Use Permit for a hotel at 7350 North Hanley Road.

Mrs. Crimmins stated Haven Inn is a 2-story hotel consisting of four buildings located at 7350 North Hanley Road and Pershall Road. It was constructed in 1970 and has been continuously operated as a hotel since that time. The southern two buildings at 7350 North Hanley Road had previously been known and operated as an extended-stay facilities. However, the extended-stay use is not permitted under the City’s Code. The manager of Haven Inn has stated that the hotel shall only be used for transient guests staying no longer than 30 days.

Mr. Ryan asked about issues that have taken place over the last six to eight months.

Mr. Zimmerman replied there are a mix of issues, mostly property compliance, and the City has brought this to their attention. An inspection should take place in February to make sure the issues have been resolved.

Mr. Ryan asked if there have been many calls for service at this location.

Police Captain Mark McKeon replied the amount of calls have decreased and the extended-stay portion has had people moving out.

Local manager Andinet “Andi” Gebregiorgis was present for questions.

Mr. Taylor asked how Mr. Gebregiorgis expects to improve the property.

Mr. Gebregiorgis replied he plans to hire security and add more cameras and lighting to the property.

Mr. Taylor asked about the brush and debris littering the property.

Mr. Gebregiorgis responded he would make sure the area is free of debris.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the proposal.

No one spoke in favor of or in opposition to the proposal and Mayor Robinson declared the hearing closed.

Ms. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a Special Land Use Permit for a Hotel at 7350 North Hanley Road, Ward 6, with the conditions in Chapter 607: Hotels, Motels and Lodging Places”. She stated the motion passed unanimously.

Mr. Taylor moved, seconded by Mr. Hoops, to concur with the City Plan Commission recommendation to grant the Special Land Use Permit for a Hotel at 7350 North Hanley Road and to place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.b.

SUBDIVISION 189 ELBRING	Mayor Robinson called to order the public hearing to consider a petition for subdivision of 189 Elbring Drive from one lot into two.
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Mrs. Crimmins stated the property owner requests to divide the lot into two lots. One lot would contain the existing house and the other will be used to construct a new single-family home.

Property owner Anthony Raineri was present for questions.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the proposal.

John Vohsen of 183 Elbring Drive stated he is opposed to the subdivision and shared his concerns with the property's condition.

Ms. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition to divide one lot into two lots called, “ALPINE URBAN GARDEN” at 189 Elbring Drive, Ward 6.” She stated the motion passed unanimously.

Mr. Taylor moved, seconded by Ms. Matlock, to concur with the City Plan Commission recommendation to authorize the subdivision of 189 Elbring Drive to divide one lot into two lots and to place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.c.

SLUP EXPANSION 5720 FEE FEE	Mayor Robinson called to order the public hearing to consider the petition by Pool Tron, Inc., for an expansion of their Special Land Use Permit for an outdoor storage facility at 5720 Fee Fee Road.
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Mrs. Crimmins stated the petitioner has requested an expansion of their SLUP for an outdoor storage facility at an adjacent property at 5720 Fee Fee. The site contains a

14,000 square foot warehouse building and 75,000 square foot fenced outdoor storage lot.

Pool Tron, Inc. Vice President of Operations John Hoette was available for questions.

Mayor Robinson asked if anyone present wished to speak in favor of or in opposition to the proposal.

No one spoke in favor of or in opposition to the proposal and Mayor Robinson declared the hearing closed.

Ms. Lowery read the City Plan Commission motion “to recommend approval to the City Council of the petition for a Special Land Use Permit Expansion located at 5720 Fee Fee Road, Ward 4.” She stated the motion passed unanimously.

Mr. Aubuchon moved, seconded by Mr. Ryan, to concur with the City Plan Commission recommendation to grant the expansion of the Special Land Use Permit for an outdoor storage at 5720 Fee Fee Road and to place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.d.

COMMUNICATIONS

EWGCG BRIEFINGS	The December 15 issue of Briefings was received from the East-West Gateway Council of Governments.
CHARTER COMMUNICATIONS	A notice of upcoming program changes was received from Charter Communications.
EWGCG BRIEFINGS	The December 22 issue of Briefings was received from the East-West Gateway Council of Governments.
SLUP PETITION 1 PARK 370 TERRACE	A petition for a Special Land Use Permit for a vocational/trade school at 1 Park 370 Terrace was received from the Cement Masons Local 527 Building Corporation.
REZONING PETITION ST. LOUIS MILLS AND PARK 370 BLVDS. AND TAUSSIG AVE.	A petition for a change of zoning to repeal the existing Planned District, Mixed Use, and establish a new Planned District, Mixed Use, to allow industrial and commercial uses for three properties on Park 370 Boulevard, 25 properties on St. Louis Mills Boulevard, and one property on Taussig Avenue was received from Hazelwood Business Park, LLC.
THANK YOU LETTER	A letter thanking the City for their support during the flooding disaster in July 2022 was received from the U.S. Small Business Administration.

EWGCG
BRIEFINGS

The December 29 issue of Briefings was received from the East-West Gateway Council of Governments.

Mr. Taylor moved, seconded by Ms. Matlock, to refer the petitions to the City Plan Commission, and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION
AGENDA ITEMS

After discussion Mr. Taylor moved, seconded by Mr. Ryan, to cancel the January 11 Council work session. The motion passed unanimously.

CITY MANAGER'S REPORT

AMEND CHAP. 215
RE: VEHICLE
PROWLING

City Manager Matt Zimmerman reported a bill has been drafted to amend *Chapter 215: Offenses* relative to vehicle prowling.

Mr. Zimmerman stated the draft bill prohibits entering a vehicle without the owner's permission, which has become a problem within the City and particularly in the industrial parks. Passage of this bill would be another tool for law enforcement to address crime in the community.

Mr. Ryan moved, seconded by Mr. Smith, to concur with the staff recommendation to amend *Chapter 215: Offenses*, relative to vehicle prowling, and to place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.e.

CITY ATTORNEY'S REPORT – None

CITY CLERK'S REPORT – None

**COMMISSION AND
BOARD REPORTS**

Mr. Taylor moved, seconded by Ms. Matlock, to receive and file the minutes of the November 11 City Plan Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

SLUP
5781 CAMPUS COURT

Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a hotel at 5781 Campus Court.

There were no objections and Bill 5053 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT FOR A HOTEL AT 5781 CAMPUS COURT, TO PRAYOSHAM, LLC D/B/A MOTEL 6 AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Bill 5053 will be on the agenda for second reading on January 18.

SLUP 7350 N. HANLEY RD.	Mayor Robinson called for the first reading of a bill to grant a Special Land Use Permit for a hotel at 7350 North Hanley Road.
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There were no objections and Bill 5054 was read by title only:

AN ORDINANCE AUTHORIZING AND GRANTING A PERMANENT SPECIAL LAND USE PERMIT FOR A HOTEL AT 7350 NORTH HANLEY ROAD, TO DELUXE HOSPITALITY, LLC D/B/A HAVEN INN AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Bill 5054 will be on the agenda for second reading on January 18.

SUBDIVISION 189 ELBRING DRIVE	Mayor Robinson called for the first reading of a bill to approve the subdivision of 189 Elbring Drive.
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There were no objections and Bill 5055 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 189 ELBRING DRIVE FROM ONE LOT INTO TWO LOTS.

Bill 5055 will be on the agenda for second reading on January 18.

SLUP 5720 FEE FEE ROAD	Mayor Robinson called for the first reading of a bill to grant an expansion of the Special Land Use Permit for an outdoor storage facility at 5720 Fee Fee Road.
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There were no objections and Bill 5056 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 3785-06 BY GRANTING AN EXPANSION OF THE SPECIAL LAND USE PERMIT ISSUED TO POOL TRON INC., D/B/A POOL TRON, FOR OUTDOOR STORAGE AT 5720 FEE FEE ROAD, TO INCLUDE A FENCED OUTDOOR STORAGE LOT, AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Bill 5056 will be on the agenda for second reading on January 18.

AMEND CHAPTER 215 Mayor Robinson called for the first reading of a bill to amend
RE: VEHICLE *Chapter 215: Offenses*, relative to vehicle prowling.

There were no objections and Bill 5057 was read by title only:

AN ORDINANCE ESTABLISHING THE OFFENSE OF VEHICLE PROWLING AND AMENDING CHAPTER 215 OF THE MUNICIPAL CODE BY THE ADDITION OF A NEW SECTION RELATING TO SAME.

Bill 5057 will be on the agenda for second reading on January 18.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5051 Mayor Robinson called for the second reading of Bill 5051 to
AMEND CODE amend Section 110.010 of the City Code to change the start
RE: COUNCIL time for regular Council meetings and incorporate Charter
PROCEDURES provisions for legislative actions.

There were no objections and Bill 5051 was read by title only:

AN ORDINANCE AMENDING SECTION 110.010 OF THE HAZELWOOD CITY CODE TO CHANGE THE STARTING TIME FOR REGULAR MEETINGS OF THE CITY COUNCIL, INCORPORATE CHARTER PROVISIONS FOR LEGISLATIVE ACTIONS, AND RELATED MATTERS.

Mr. Aubuchon moved, seconded by Mr. Smith, the adoption of Bill 5051 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 8</u>	<u>NAY - 0</u>
Mr. Hoops	
Mr. Aubuchon	
Mr. Ryan	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Mrs. Singleton	

Bill 5051 was unanimously adopted as Ordinance 4934-23.

BILL 5062 Mayor Robinson called for the second reading of Bill 5052
ELECTION calling for submission to the voters of proposition authorizing
an additional 3% sales tax on the sale of adult use marijuana.

There were no objections and Bill 5052 was read by title only:

AN ORDINANCE LEVYING AN ADDITIONAL SALES TAX ON SALES OF ADULT USE MARIJUANA AND CALLING AN ELECTION FOR VOTER APPROVAL OF SUCH TAX.

Mr. Ryan moved, seconded by Ms. Matlock, the adoption of Bill 5052 as an ordinance. The following vote was recorded on the motion:

AYE - 8

NAY - 0

Mr. Hoops
Mr. Aubuchon
Mr. Ryan
Mayor Robinson
Ms. Matlock
Mr. Taylor
Mr. Smith
Mrs. Singleton

Bill 5052 was unanimously adopted as Ordinance 4935-23.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED Mayor Robinson announced City Hall will be closed to the public on Martin Luther King Jr. Day, January 16.

COUNCIL MEETING Mayor Robinson announced the next regular Council meeting would be held Wednesday, January 18, at 6:30 p.m. in the Council Chambers.

ADJOURNMENT There being no further business to come before the Council, the meeting was adjourned at 9:10 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

Julie Lowery - City Clerk
City of Hazelwood, Missouri