

**MONDAY, JUNE 19, 2023 7:00 P.M.**  
**BOARD OF ALDERMEN**  
**MINUTES**

---

MAYOR MIKE WILCOX

ALDERMAN PAUL ROETTGER

ALDERMAN AARON NAUMAN

ALDERMAN LISA CAPSHAW CUSHING

ALDERMAN BERRY LANE

ALDERMAN TONY ROBERTS

ALDERMAN WHITNEY ROPER

CITY ATTORNEY, JIM HETLAGE  
CITY ADMINISTRATOR, BEN DECLUE  
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER

---

The meeting was called to order at 7:00 PM by Mayor Wilcox.

ROLL CALL

Present: Alderman Roettger, Alderman Nauman

Alderman Capshaw Cushing, Alderman Roper, Alderman Lane

Absent: Alderman Roberts

Present: Chief Jeff Beaton, Terry Jones, Dan Lawrence, Scott Smith, City Engineer

APPROVAL OF THE AGENDA

Mayor Wilcox asked if there were any changes to the June 19, 2023 meeting agenda. There were none. Alderman Lane approved the agenda. Alderman Roettger seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM JUNE 5, 2023 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from the June 5, 2023 meeting. Alderman Nauman moved approval of the minutes. Alderman Roettger seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

Katherine Bozoian, 994 Glenbrook

Ms. Bozoian stated that the City's stormwater master plan did not take into account future building projects, including new home construction as related to FAR and should be made known to the public as an assessment item. Ms. Bozoian stated that currently the situation was not good.

Ms. Bozoian noted that there was a review of a project by the ARB that lasted a year and a half and added that the adjacent property owners were given notice of meetings the morning of the meeting or the day before. Ms. Bozoian stated that some neighbors missed the meeting entirely. Ms. Bozoian stated that to

that end, timely notification for submittals including rebuilds should be given 14 days' notice adding that there should be a reasonable solution if the City Administration finds that not doable.

Marjorie Delio, 1023 Glenbrook

In follow up to the neighbor's comments, Ms. Delio asked about the situation regarding the new ARB guidelines adding that a reasonable period has expired. Ms. Delio stated that she would like some kind of idea about when the new guidelines would be addressed adding that as a small lot owner, she was very concerned. Ms. Delio stated that another home on her street was going to be condemned noting that it would probably be another teardown. Ms. Delio stated that the new guidelines needed to be implemented soon.

Mayor Wilcox stated that regarding the ARB guidelines, he was anxious to move forward and just wanted to make sure that the guidelines are correct for Glendale adding that the Board was under discussion with the ARB. Mayor Wilcox stated that there was no timeline adding that the Board wanted to complete the process as soon as possible.

Ms. Delio stated that there was a moratorium and all of a sudden it was disregarded. Ms. Delio stated that her neighborhood went a year with arguments and hoped that the new guidelines would be accepted sooner than later.

#### TREASURER'S REPORT- MAY 2023

Mr. DeClue stated that the Treasurer's report was included in the evenings packet adding that both he and Mr. Lawrence were available for questions. There were none.

#### RESOLUTIONS

##### R19-23 A RESOLUTION AMENDING THE ANNUAL BUDGET OF THE CITY OF GLENDALE FOR FISCAL YEAR 2023 TO ACCOUNT FOR CHANGES IN VARIOUS REVENUE AND EXPENDITURE LINE-ITEM ACCOUNTS

Alderman Nauman moved approval of the reading of Resolution R19-23. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported this Resolution accounts for the annual budget cleanup which is done every year to true up the line items following what was actually spent throughout the year and what was discussed at earlier Board meetings. Mr. DeClue commented that there were some added expenses due to inflation.

Mayor Wilcox asked if there were any additional comments or questions. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

R20-23 A RESOLUTION ADOPTING THE FY 2024 – FY 2028  
CAPITAL IMPROVEMENT PROGRAM

Alderman Roettger moved approval of the reading of Resolution R20-23. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that every year a 5-year budget plan is written by each department head and reviewed by the Board of Aldermen. Equipment, supplies, and other items are reviewed to restate realistic budget figures which are more accurate for the current budget cycle and estimated for future budget cycles.

Alderman Roettger stated that there had been multiple workshops in advance of this reading. Mr. DeClue stated that workshops were started in May.

Mayor Wilcox asked if there were any additional comments or questions. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

R21-23 A RESOLUTION AUTHORIZING THE PURCHASE OF A 2023  
DODGE RAM 1500 FROM GLENDALE CHRYSLER DODGE JEEP RAM

Alderman Roettger moved approval of the reading of Resolution R21-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that the Fire Department authorized the sale of the rapid response vehicle, adding that the truck was 20 years old and in poor condition. Mr. DeClue stated that Firefighter Schilling, who handles the billing department, had received several bids for the new vehicle, with the lowest bid coming from Glendale Chrysler at \$44,300.00, The purchase will take place during the next budget year in July, 2023. Firefighter Schilling needed to lock into the price in advance of the purchase. Mr. DeClue stated that the old vehicle would be sold to Maplewood for \$5,000.00 who was in need of a transitional vehicle.

Mayor Wilcox asked if there were any additional comments or questions. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

ORDINANCE FOR FIRST AND SECOND READING AND FINAL APPROVAL

PUBLIC HEARING opened at 7:17 pm

Mr. DeClue stated that fiscal year runs from July 1 to June 30 each year adding that the final step required the adoption of the budget. Mr. DeClue read the Ordinance in its entirety in all the fund numbers.

There were no questions or comments following the reading, therefore, the hearing was closed at 7:25 pm.

**B14-23 AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR  
FISCAL YEAR 2024 FOR THE CITY OF GLENDALE, MISSOURI**

Alderman Lane moved approval of the first reading of Ordinance B14-23. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue stated that ARPA would end in 2025 adding that money must be spent and noted that that the street work for Moreland would be discussed at the next meeting.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by caption only.

Alderman Lane moved approval of the second reading of Ordinance B14-23. Alderman Nauman seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue stated there was nothing additional to report.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by caption only.

Alderman Nauman moved approval of the final reading of Ordinance B14-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderman Nauman, Alderman Capshaw Cushing,  
Alderman Roper, Alderman Lane

Nays: None

Not Present: Alderman Roberts

This ordinance was approved.

B15-23 AN ORDINANCE ADOPTING A REVISION TO THE  
COMPENSATION PLAN FOR THE CITY OF GLENDALE FOR FISCAL  
YEAR 2024

Alderman Nauman moved approval of the first reading of Ordinance B15-23. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue stated that State Law required the City to pay employees per revision 86 which included the COLA budgeted for this year.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by caption only.

Alderman Roper Roettger moved approval of the second reading of Ordinance B15-23. Alderman seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue stated that he nothing to add.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by caption only.

Alderman Nauman moved approval of the final reading of Ordinance B15-23. Alderman Lane seconded the motion.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderman Nauman, Alderman Capshaw Cushing,  
Alderman Roper, Alderman Lane

Nays: None

Not Present: Alderman Roberts

This ordinance was approved.

## ORDINANCE FOR FIRST READING

### PUBLIC HEARING

Public Hearing opened at 7:48 pm

Mr. DeClue reported that the Plan Commission held a series of meetings including a site visit to Glendale Chrysler and made a recommendation in May with the following proposed modifications which will be discussed by Glendale Chrysler at tonight's public hearing.

Jenni Belding, Glendale Chrysler Jeep Dodge Ram General Manager  
Josh Barcus, Stock & Assoc Consulting Engineers, Inc., Civil Engineer/Surveyor  
Gary Brown, McClure Engineering, Acoustics  
Mark Halleman, General Contractor  
Kris Mehrtens, ACI Boland Architects  
Rusty Saunders, Loomis Assoc. Landscape Architect

Mayor Wilcox stated that the Board would hear a presentation from Glendale Chrysler and following the presentation, will have a discussion and make a decision about the next step in the process. Mayor Wilcox noted that there was no time limit on the process for an approval of the requested Conditional Use Permit. Mayor Wilcox noted that the applicant would speak uninterrupted with comments from the public to follow adding that each member of the public would have 3 minutes each to speak. The Board will ask questions of the applicant during the discussion process.

It was noted that the landscape had been modified and the storage building was moved per the Plan Commission. It was also noted that Glendale Chrysler would follow the St. Louis County noise ordinance which lists 55 decibels as maximum and that the project would not begin for two years due to an MSD project.

Mr. Barcus read the following letter on behalf of Glendale Chrysler

1. There is a request for a 70' x 74.24' addition to the east side of the existing service building to accommodate up to 14' interior service bays for the purpose of operation of a repair garage in concert with the existing car dealership. No body shop or paint shop will be included with this request for additional vehicle service bays. The services that will take place within this proposed addition are those that currently take place within the existing service building. The service bay will have two lanes to check in and drive out and a third door will be included.

2. There is a request for a new 19' by 60' free standing storage building approximately 149' from the western property line shared with Glendale Gardens and located 50' from the southern property line, as required by code. To allow the building to fit outside of the existing easements across the site, the building will be buried into the hillside on the south side by approximately 6'. 5 existing trees are shown to be removed. Of these 3 trees are in poor condition or dead, and 2 are invasive species. To help screen view from the neighbors to the south, 42 evergreen trees and 6 shade trees are shown to be planted in the existing green area and around the proposed storage building. As these new trees mature, they will provide evergreen screening above the height of the site-proof fence and provided woodland canopy. Glendale Chrysler will continue to maintain this buffer-yard. Site section have been cut thru the site to each of the neighboring properties.
3. The existing chain link fence is proposed to be removed and replace with a new 8' high, Bufftech Galveston style site proof fence, Sierra Blend in color, along the southern property line to provide additional screening and sound attenuation beyond the proposed landscape.
4. A request for a 50' x 75' Vehicle Wash/Prep Station Building to be located adjacent to the south side of the service building. The building will include:
  - 10' x 75' storage/equipment storage room
  - 16' x 75' single lane car wash with prep and drip areas and wand, with 10' wide overhead doors on the east and west ends of building that includes a 16' x 18' prep station, a 16' x 38' car wash/dryer whereby the wash equipment moves along the vehicle, versus the vehicle driving or being pulled through a wash bay and including 3' of dryers and a 16' x 18' of drip space after exiting the wash and dryer station, which allows for the proposed dryers to be located further from the exiting door.
5. As part of the overall project, the intention of the interior renovation and conversion of the existing 5,000 sq. ft. service area on the west side of the building along with the renovation of the 7,400 sq. ft. of existing showroom space is to provide a new updated showroom space, sales offices, new car delivery area and customer service drop off areas. The western side of the existing north elevation of the building will also be updated to include a series of smooth finish Aluminum Composite Metal panels along the front side, ACM accent panels will frame the five large window openings also. The new front entry of the Jeep showroom will have ACM accent panels over the canopy and entry doors. Both the interior and exterior renovations of this portion of the building will be to help support the growing business of Glendale Chrysler Jeep Dodge Ram and bring the appearance of the facility in-line to reflect the new "Hometown" standards of the Jeep brand.
6. The existing lighting located along Manchester Rd. is proposed to include new downlights pointed at the north face of the facility to provide more lighting in this area. New wall packs are proposed along the new car wash, service building and storage building. The remainder of site lighting will be used in place. A photometric plan has been included in the submittal.

Mr. Barcus stated that MSD was doing sewer project in the area, boring a sewer into the rock across Manchester and going south. Mr. Barcus stated that bids were out with final bids coming in sometime in October, 2023 with start time beginning in late 2023 or 2024 with a 9-month

duration. Mr. Barcus stated that the trees near the work area shown on the plans would be removed. Mr. Barcus stated that there would be a new 8' fence, adding that the elevations and grades are shown on the plans noting that the distance from the car wash and other buildings was 108 to 150 to the property line. It was noted that the grade recessed back for the storage building and there was a new tree census included. Mr. Barcus noted that there were 2 invasive trees and few that were dying that would be removed. The new landscape plan showed 6 canopy trees, 40 evergreens and 3 new trees added where trees removed. Trees are shown near new storage building. Mr. Barcus stated that regarding lighting level shown, three lights would remain as well as new lights and down lights at Manchester will remain.

Mr. Mehrtens stated that the north elevation faced Manchester Rd. including the existing building, and renovations. Mr. Mehrtens stated that they would be renovating the façade for the new jeep showroom, adding space for the service bays on the north elevation, and noted that at the southern elevation there would be three service doors on the car wash and service bays. Mr. Mehrtens noted that on the enlarged elevations, it was shown that the existing structure would have face lift, a new entry for Jeep, and remain as is for service department, with a portion of the shop added as seen from Manchester Rd. Mr. Mehrtens stated that the car wash and storage unit elevations were included.

Alderman Roettger asked about the storage building. Mr. Mehrtens stated that the door would face main dealership with two overhead doors with a height of 18' along with main double doors. Mr. Mehrtens noted that the side elevation on the hill side shows how it is buried into the hill but still free standing.

Mr. Mehrtens stated that interior measurements would remain adding that they would be renovating the interior for the Jeep showroom, there would be an addition of a service bay and the car wash. Mr. Mehrtens stated that there would be 3 bays in the carwash with 8" concrete walls separating bays with one bay to remain as hand wash site, one bay for equipment and middle bay for automatic car wash with blower. Mr. Mehrtens noted that the submitted diagram was from the carwash manufacturer.

It was noted that there was a 6' fence at Glendale Gardens and sound decibels were noted in the plans. Photos were provided showing the fence line between Brookside and Glendale Chrysler and the gap between the existing fences and proposed fence was discussed.

Gary Eaton,

Mr. Eaton discussed the following points:

- Can a permit be changed in the C2 zone;
- Was there a right to deny permits and neutralize the plans;
- Can zoning be changed, hours of operation or can noise be limited.

Mr. Eaton stated that hours on businesses have some limits adding that time of operation was necessary and noted that a car wash with blowers will be loud. Mr. Eaton stated that as a resident, he had a hard time agreeing with this request.

**Kevin Kissling, 835 Brookside**

Mr. Kissling stated that he had gone through many details about this project and in view of the residents. Mr. Kissling stated that he had identified compromises and asked that a shot of the fence proposal and the photograph of his backyard be reviewed. Mr. Kissling stated that in the proposal, the proposed fence runs behind existing fences in addition to areas where there were no fences and creates a 'no man's land' in areas where there are fences. Mr. Kissling stated that he was amenable to a possible compromise on the fence with Glendale Chrysler to save money and avoid the look and unkept no man's land. Mr. Kissling stated that Glendale Chrysler sent him to a car wash in Pacific to review the sound and noted that their noise exceeded the county requirements. Mr. Kissling also noted that the estimates or modeling done by Glendale Chrysler were done with no fences existing adding that the sound levels are actually much louder and may exceed county limits. Mr. Kissling also stated that the car wash will lower property values, quadrupling the increase of traffic and congestion, which falls within the 5 factors that negate the SUP request. Mr. Kissling stated that some residents have filed protest with a super majority approval, adding that case law supported the protest, and their attorney had the files.

**Katherine Bozoian, 994 Glenbrook**

Ms. Bozoian asked if MSD was allowing Glendale Chrysler to build over the sewer line. Mr. Barcus stated that they had permission. Ms. Bozoian commented that residents can see even tiny lumens from the light poles and can notice the differences. Ms. Bozoian also commented about the decibel related to the car wash.

**Chris and Caroline Springer, 825 Brookside**

Mr. Springer stated that they bought their home near the car dealership, but the first thought was to buy in Glendale adding that there seemed to be a general harmony and felt that the neighborhood would be harmonious with Glendale Chrysler as well. Mr. Springer stated that the scale of Glendale Chrysler was going beyond a suburb adding that the northwest corner should not be allowed to become something other than residential. Mr. Springer stated that Glendale Chrysler has not abided by the current SUP, noting that they have cars parked on buffer zone adding that they have been mandated for specific parking. Mr. Springer stated that he felt that Glendale Chrysler would not abide with car wash noise requirements, and his family would not be able to focus, having the car wash sound mixed with family sounds, adding that it would also impact the neighborhood. Mr. Springer stated that they already hear foul language from employees and agreed with Mr. Kissling that the City needed to investigate the site from time to time to be sure rules are being followed by Glendale Chrysler.

**Karon Dopher, 1306 Glendale Gardens, Unit B**

Glendale Dodge Jeep was issued a SUP long before ai moved to Glendale. My understanding is that this new one they want was applied for. Is the old one done? How long did it take? Who oversees the time and completion? What is the penalty for not completing in a timely manner. Now they want a new one and the same questions come to mind.

Who is listening to the citizens of Glendale? I do not mean the people who are speaking at the meeting, but all the people represented by the not in my backyard who are opposed to the car wash. My understanding is that there are over 250 registered on this site.

Jenni said in the last meeting that 10 years ago, Jeep remodeled and took out a car wash. Why didn't they update the car wash at that time? For 10 years they have been washing cars some way and for that decade, it has worked just fine and didn't bother anyone. Why now is this an overwhelming need to have a car wash? There are 3 commercial washes within a mile or so and 2 offer fleet car wash discounts.

The person from the car wash said in the first planning meeting that the doors were not automatic. Suddenly in the last planning meeting Jeep talked about automatic doors. I'd like this straightened out with the owner of the car wash or the representative. If they don't close automatically or are broken, what then? This needs to be straightened out as the sound would be greater than allowed under our ordinance.

What are the hours of operation. The proposed hours are not good if this goes through at all. They are not even open ed the proposed hours. Jenni said what if they sell a car at 9 pm, are they supposed to give the customer a dirty car. They aren't open to sell a car at that time. What have they done for the last 10 years? And has anyone looked to see if they have ever sold a car at 9 pm. I believe you can't sell a car on Sunday so why are they having Sunday hours. They used to have a message telling people to get off their lot on Sundays and after hours. Now they want people there. The nearest car wash is Rock Hill Touchless open 8 to 5 and they have houses right behind them. Briteworx is a little further east, open 7 am to 8 pm and Waterways, a little west, is open also 7 am to 8pm. Neither of the last 2 have houses directly behind them. Having a car wash as a neighbor will bring comps down in the area. with lower comps, Glendale will have less tax revenue to run the city. Has anyone figured out how to run on a reduced budget. Are we gong to get rid of this officer or that fireman? Are we not giving them pay raises and asking them to go to another place that pays more. An example of what is to come and all over a car wash. This needs to be thought through a little more.

Let's think about the new storage building location. This has not been looked at well by anyone. Why not move the offices out of the building by the electric substation to the new strip center they bought, it is bigger, and put the storage in that building (saves them money) and put the car wash (if the city council really believes Jeep needs it) by the old office building. The only neighbors it would bother is the church and only on Sundays when it should be closed anyway. This seems like a win/win idea. Someone needs to look into this one further.

And where is the owner of the Jeep agency? I have never heard his name nor seen him at a meeting. Where does he fit into this entire situation? H doesn't even care enough to show at any meeting or meet personally with any of the residents. Has he met with the council?

Thank you for your time.

### **David Heckman, 844 Brookside**

Mr. Heckman stated that he echoed everyone's concerns adding that he had lived in Glendale for 30 years. Mr. Heckman asked about the capacity of the lot adding that with 3 new buildings and crowded parking lots, how could they get a fire truck or ambulance into the back of the lot. Mr. Heckman noted that there were more transport trucks on delivering cars off of Manchester Rd. adding that not all the inventory was carried on site. What would the impact be with more vehicles on site. Mr. Heckman stated that he was located on the opposite side of the hill and noted that it was a natural barrier that might be taken away adding that an 8' fence or tree would

not help his view. Mr. Heckman stated that there was much discussion about noise that would result from a car wash and service bay and note that there has been not discussion about the added service bay. Mr. Heckman stated that 30 cars a day will be washed daily, and the car wash will be in operation consistently. Mr. Heckman stated that limiting the expansion or hours of operation would be extremely helpful adding that he appreciated the Board's time and consideration.

**Jay Galmiche, 815 Brookside**

Mr. Galmiche stated that with code 400.420 there are 5 factors which are evaluated before the SUP can be issued and asked that if it is determined that anything negative is found to exist related to the factors, will the SUP be issued. Mr. Galmiche noted that are sited cases and court of appeals indicating when Boards follow the code which gives them the authority to deny the SUP nor non-compliance. Mr. Galmiche stated that in conclusion, if this SUP was found to adversely affect the city per the code, the permit must be denied. Mr. Galmiche stated that the current request did not follow requirements and asked the Board to listen to their neighbors tonight and come out against this proposal.

**Kate Jamieson 1301 Glendale Gardens, Unit B**

Ms. Jamieson stated that she would like to briefly highlight some comments from the Board member's letter, dated June 7<sup>th</sup> 2021 to the Board from Alderman Nauman.

The peaceful co-existence between residential and commercial properties requires trust, transparency, and respect.

The homeowners understand how much Glendale benefits from the limited commercial space we have, namely the Chrysler dealership.

As a governing body, it is your responsibility to facilitate an agreeable resolution of respect for a "balanced" relationship of commerce and residential concerns.

One way you can ensure that is to actually enforce the terms and conditions of the permits issued, some of which , in this case, have been ignored for not weeks, not months, but a decade. Unfortunately, sometimes accountability is required for honesty and compliance.

Ms. Jamieson stated that she would like to thank the Board for recognizing your accountability to your community.

**Katherine Hermann, 875 Brookside**

Ms. Hermann asked if it was possible for the Board to approve part of the plans but deny the car wash but allow everything else noting that the carwash was worse, more controversial and contributing to the road noise from Manchester Rd. Ms. Hermann stated that she believed that the sound study was not accurate.

**Lisa Marcus, 855 Brookside**

Ms. Marcus stated that this request has undergone a year-long public discourse, adding that increased noise pollution, light pollution and traffic issues create negative conditions for neighborhood and family appeal and enjoyments. Ms. Marcus noted that the website listed the "The City of Glendale, incorporated in 1916 as an exclusively residential city, has always been known for its gracious homes and its desirable qualities as a family community. Most of the city is restricted to one-family units, and construction and growth have been gradual and planned, with the resultant effect of a general harmony of home styles and landscaping." Ms. Marcus

stated that a Tree Board was created to administer for trees etc. adding that long term, she could not understand that this Glendale Chrysler expansion would be congruent with the City of Glendale and its character. Ms. Marcus noted that in light of the history of indifference for the last 10 years of not complying with tree issues, being condescending to residents of Glendale Gardens something needs to change. Ms. Marcus stated that it was important to get to community respect, and not be rewarded for the lack of in this realm.

**Bill Meyers, 885 Brookside**

Mr. Meyers stated that Glendale Chrysler has been out of compliance for at least 7 years or more and added that there should be repercussions for that. Mr. Meyers stated that if the SUP moves forward, there needed to be fines added for excessive noise, repeat offences, and attorney fees etc. Mr. Meyers also stated that business does not outweigh the neighborhood and added that the car wash should be tabled due to the upcoming MSD construction project and for a third-party report for a sound study at the expense of Glendale Chrysler.

The public hearing was closed at 8:23 pm.

Mayor Wilcox stated that there were 5 factors that have to be considered as the Board discusses this request as follows:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazard.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the community.
5. Overtax public utilities.

Mr. Hetlage read each factor that had to be considered in making a decision. Mr. Hetlage stated that Mr. Kissling brought a notarized petition to the Board and noted that the SUP was not a zoning issue. Mr. Hetlage stated that the protest only reflected zoning issues adding that the SUP request was not looking for changes in mapping or in the code. Mr. Hetlage stated that the protest did not apply and if it did would require a 2/3<sup>rd</sup> vote which would require 4 Board members on a 6-member Board.

**B16-23 AN ORDINANCE AUTHORIZING THE ISSUANCE OF A MODIFIED SPECIAL USE PERMIT TO GLENDALE CHRYSLER-JEEP, INC. FOR THE EXPANSION OF A NEW CAR SALES DEALERSHIP AND USED CAR SALES AGENCY IN CONJUNCTION THEREWITH AT 10070 MANCHESTER ROAD AND A REPAIR GARAGE AND OFFICE SPACE AT 10058 MANCHESTER ROAD**

Alderman Roettger moved approval of the first reading of Ordinance B16-23. Alderman Lane seconded the motion.

Alderman Nauman suggested that the Board talk about the report from Chief Silvernail regarding the Fire Department concerns and asked why the concerns were not raised during the Plan review. It was noted that the memo was sent June 16<sup>th</sup> and concerns should have been

contemplated before the additions were presented. Alderman Nauman questioned discussing the additions prior to addressing the FD concerns about access to the GC lot.

Mayor Wilcox asked about the next step in light of the Fire Department concerns.

Mr. DeClue stated that Chief Silvernail reviewed the plans noting the parking configuration problem and is willing to sit down with Glendale Chrysler to discuss the crash corner, and to make sure there is a dedicated lane for Fire Department.

Alderman Roper stated that there was a fire hazard now which is separate from the SUP in addition to future new buildings. Mr. DeClue stated that Chief Silvernail needed to meet with Glendale Chrysler.

Alderman Nauman stated that the Board needed a recommendation from Chief Silvernail. Alderman Nauman noted that there was 10,000 sq. ft of building space, and unless there are less vehicles on the lot, access does need to be reviewed. Mr. DeClue stated that he would send an update to Alderman Nauman from Chief Silvernail. Alderman Nauman stated that he was not comfortable voting on this matter without further study. Alderman Roper also stated that she was not comfortable voting noting that it was clear after touring the property that a medical emergency could be consequential.

Alderman Roettger asked about the future plan for vehicles on the lot, how many cars are needed on site and is there a master vision for the entire property. Alderman Roettger stated that the new property plans were a significant change and asked if there were other ways the car wash could be used or placed on the lot. Ms. Belding noted to Alderman Roper that there would be a meeting with the Fire Chief.

Mayor Wilcox stated that he appreciated Mr. Kissling's compromise idea about the fence adding that Glendale Chrysler should work out the details with the residents who would be affected including discussion related to the color and location. Mayor Wilcox stated that the City would step in if there was no willingness to work it out adding that the Board should not be dictating on the fence issue. Alderman Roettger agreed with the Mayor adding that the 'no man's land' was not ideal but added that one consecutive fence line is ideal.

Mr. DeClue noted that a consistent fence line agreement would be advantageous noting that Glendale Chrysler may not maintain the resident's fences adding that GC did not own the neighbor's fences. It was noted that some residents have agreements to jointly maintain the fences.

Ms. Belding stated that a consistent size would work adding that the dealership was at a disadvantage. Ms. Belding stated that she had started negotiations about the fence in 2021 and had been unsuccessful. Ms. Belding noted that the Kissling's appealed to the Plan Commission at that time to erect their fence. Ms. Belding stated that there is a 20' gap between the properties adding that every spring lawn care takes place adding that residents become caught off guard about gap property. Ms. Belding stated that the purpose of moving the fence was to get property back adding that she was not opposed to new discussions. Mayor Wilcox suggested erecting an

acoustical fence 4' from the property line. Ms. Belding stated that an acoustical fence was planned but could be reduced to 6' high so that it would not be seen by the neighbors.

Alderman Roper stated that following discussions, some neighbors saw a value in barbed wire on the chain link fence adding that if it had utility, could it work. Mr. DeClue stated that the Bufftech fence style could not support barbed wire adding that an 8' fence would be a security enhancement. Alderman Lane agreed there was a security issue.

Alderman Nauman asked the residents if there is an opportunity to have fences replaced noting that the dealership is agreeable. Alderman Nauman also asked that if there were only 2 neighbors and a 4' gap. Mr. Barcus agreed and added that they were trying to broker a better-looking fence set up between commercial and residential sites. Alderman Nauman stated that there should be a path forward. Alderman Capshaw Cushing stated that a 4' gap would look better than a back-to-back fence and asked if the group could talk about it.

Mr. Barcus stated that the service bay addition did not go further south than current bay, adding that it would be a normal auto repair not any more inconvenient than it is now and did not want use to change. Alderman Lane stated that the Board could not discuss the service bay until there has been discussing with the Fire Chief. Alderman Roper stated that she appreciated hearing the language adding that she was not approving the building questioning the possibility of vehicle limitations and discussion with the Fire Chief. Alderman Nauman asked about the maximum capacity of the dealership footprint in light of the current number of cars and the new buildings, and asked about what additional services would be envisioned that would not be subject to an SUP. It was noted that the body shop would be removed. Alderman Nauman asked if there was a list of uses for the service bay and asked if it was regulated and could the Board look at what could be excluded for the new bay. Alderman Nauman also asked if there was an industry standard. Ms. Belding stated that there was not adding that with electric vehicles there were unknowns and noted that the old SUP would be eliminated with the service bay only used for mechanical repair. It was noted that an earlier list of exclusions was comprehensive and exclusion language made sense now. Alderman Nauman stated that input from others would be welcome.

Mayor Wilcox stated that he saw problems with cutting into the hill for the storage facility adding that the buffer was vital to the coexistence of the dealership and residents noting that it could set a bad precedence. Mayor Wilcox stated that he wasn't opposed to the idea adding that if someone wanted to build into the hill more could be asked for, noting that more parking spaces have been taken, and he did not want to compromise the buffer.

Aldermen Roettger, Roper and Capshaw Cushing all agreed that they did not like the idea of cutting into the hill. Alderman Roettger stated that he also agreed that the property would benefit from the addition of a storage building adding that he would like to see more options noting that GC had the room but needed a good location.

Alderman Lane stated that GC needed storage but added that the location needed to be reconsidered and asked why the Marketplace at the Abbey location wasn't considered. Ms. Belding stated that this plan including expenses was begun three years ago adding that the new

building was just purchased in 2022. Ms. Belding stated that the new buildings were useless and would be demolished for future parking.

Alderman Roper asked if there were any other plans or options. Ms. Belding stated that GC did not have options and did not have any other plans. Ms. Belding stated that GC had a storage problem adding that the storage building was moved to the west to save trees per a request made by the Plan Commission adding that originally the building was in a different spot. Ms. Belding stated that MSD would move the rail cars and trees for their project, adding that the cars could be replaced upon completion of the project. It was noted that GC did not have permission to build the storage building over the MSD easement. Ms. Belding stated that interior renovations are needed now per Jeep adding that in fairness, Mr. DeClue wanted everything planned within one project. Mr. DeClue stated that the Board wanted a master site plan to continue discussion about the storage building adding that the interior renovation could start now.

Alderman Nauman stated that he appreciated the Plan Commission's recommended location but noted that the prevailing attitude about the hill and the fact that the Board viewed the buffer at 75' from Brookside as important, did not know why the building needed to be located in the buffer zone. Alderman Nauman stated that building in the buffer zone would violate the essence of the original SUP. Mayor Wilcox stated that its location could be anywhere depending on the trees. Mayor Wilcox stated that the Plan Commission language as written looks at square footage use but added that the location needed to be most important noting that the Board needed to know where the building would be located. Ms. Belding stated that they would find another location.

Andy Haskenhoff, 900 Brownell, City Forester

Mr. Haskenhoff offered thoughts the tree removal noting that the Ash tree should be removed, the Tree of Heaven should be removed, some of the White pines were trimmed high and due to the MSD construction project, the three trees near their site would be removed. Mr. Haskenhoff stated that all the current screening will be removed by MSD adding someone may want to add the fencing there now. Mr. Haskenhoff stated that moving a building due to trees should not be considered adding that 5 trees would be removed by MSD including several mature trees. Alderman Nauman asked Mr. Haskenhoff's opinion about the quality of species, etc. laid out in the landscape plan. Mr. Haskenhoff stated that the White pine was suitable adding that there would be coverage, noted that the 6 canopy trees all do a good job, and added that there was plenty of buffer. Mr. Haskenhoff noted that there was plenty of greenery in place now but noted that MSD would be ripping it all out for their project and added that he liked the location of the storage building. Mr. Haskenhoff stated that it seemed premature to consider the location, not knowing what construction was going to look like until it was finished and added that the current spot for the building was least impactful.

Ms. Belding stated that there was an arborist's assessment which marked the trees to be removed which was different from the opinion of the previous City Forester adding that there was a retaining wall designed in the first submission to be built along with soil enhancement. Ms. Belding stated that several years ago an ice storm damaged trees which damaged the fence, and totaled two cars at the Brookside property line which created a resident's concern about the other

trees. Ms. Belding also noted that Ameren was allowed to trim up trees for the power lines on the uphill side. GC advised the City Forester along with three arborists with one hired by a resident of Brookside with varying opinions. At that time, trees were marked for removal following evaluation which also noting scrub trees and the Ash tree. Ms. Belding stated that following all that work, the construction project came up, and the landscape was put on hold due resident controversy. Ms. Belding stated that the same problem exists now with planting new trees adding that soil samples were needed. Mr. Haskenhoff stated that the right tree needed to be planted in the right place noting that the species described in the plan were fine for the area noting that there was no need for soil samples because the existing trees were growing fine. Mr. Saunders stated that his company typically over plant for screening adding that based on the trees listed per lineal foot, some will eventually need to be thinned out. The current plan included the White pines that are existing adding that more would be added. Mr. Saunders noted that as trees die, others will grow, adding that maintenance procedures will be followed so that screening will remain. Mr. Haskenhoff stated that he expected that some of the trees would come out due to overcrowding. Mr. Saunders stated that there was a 40-year plan and trees would be removed adding that the screening impact was requested and designed accordingly. Mr. Haskenhoff stated that he was satisfied with the plans and was more concerned with MSD's plans.

Mayor Wilcox stated that the car wash was an issue that will be reviewed by Chief Silvernail and asked if there were any alternative locations. Mayor Wilcox stated that he would like to hear about the sound study at this time.

Alderman Roettger asked about the automated car wash including questions about car lanes and their usage. Mr. Belding stated that all cars that are bought are washed adding that GC were required to follow modern requirements. Ms. Belding stated that the car wash was a free-standing building with one lane would remaining for hand washing, one lane for auto car washing and one lane for equipment. The car wash was 18' so a car had time to come in, be prepped for wash, then dried at the other end with enough space to keep the doors down during the process adding that it was designed two times the size needed to keep the blowers inside the building. The dry lane will allow washing by hand, adding that there would be a vacuum station inside. Ms. Belding stated that all cars were washed on the property. Ms. Belding stated that the dealership did have an old-style car wash which no one knew about but could not afford renovations at the time they were needed so it was removed. Ms. Belding noted that there were comments made about not guaranteeing that doors would be closed and added that the doors could be programed. Alderman Roper stated that she was worried that controls could be overridden. Ms. Belding stated that if an employee over road the controls GC could be in trouble. Mr. Brown stated that in every case loudest car wash sound study followed standard procedures, so we would know the impact which was below the county code.

Mr. Brown stated that the car wash noise and general noise does not get separated noting that in this room during this meeting, the average dbs. is 45 with a maximum of 99. The car would produce 60 to 79 dbs. which is less noise than this meeting. Mr. Brown noted that if the sound exceeds the county code, the car wash gets shut down adding that the car wash technology is new and would have 0 effect at the property line. Mayor Wilcox stated that it might be worthwhile to ask the City Engineer to do a sound study adding that Kirkwood is doing a study for their pickle ball courts.

It was noted that the even in light of the dealership sound study or the city engineer's study, the Fire Marshal would be looking at the accessibility for FD use in determining location of car wash. The Board asked if there was concern by the FD to reconfigure the car lot are there any other locations for the car wash. Ms. Belding stated that GC had not looked at other locations adding that the doors could not face north or south for neighbors' sake. The Board noted that the northwest corner may be best location. Ms. Belding stated that the location held the parts and receiving department which also functioned as fire egress space. Ms. Belding stated that they would need to look at other options related to water and oil separators and fire egress space on that side.

It was suggested that the blowers not be added to the car wash, but discussion needed to be held with the Fire Chief.

Alderman Roper was concerned about the sound study and the operational scheduling in relation to the blower time and sound. Alderman Roper also asked about the sound graphs and asked separation for background noise.

Mr. Barcus noted that the study had to measure the background noise for a period of time and then layering needed to be added. Alderman Roper asked how there could be accurate sound measurements if a fence or landscaping does not exist as planned.

Mr. Barcus stated that there was a sound plan that uses a mathematical formula to take into consideration the fence, the ground area, etc., picking points around the property to measure with a plus/minus 2 dbs. Alderman Roper asked if the code was different for days, nights or duration of sound. Mr. Barcus noted that it was explained in the sound code.

Mr. Smith stated that the sound study was more robust than normal adding that it was unbiased toward the developer and used a point-to-point topographical study at this location and was a good document. It was noted that other local car dealers only had manual car washes or hand dried vehicles following automatic washes. It was noted that the Audi shop did not have space for a car wash and Lou Fusz Toyota hand dried their vehicles adding that their car wash did not have blowers. The Board asked Ms. Belding if the blowers proved to create sound above the county code would the blowers be removed. Ms. Belding stated that they would. It was noted that the sound issue could be added as a condition in addition to hours of operation.

Mayor Wilcox noted that there was a need for the Fire Chief's determination adding that if there proved to be congestion, it was not worth installation if the lot could not be safe enough.

Ms. Belding stated that a Fire Marshal has never told him that we had a problem with the fire truck adding that a fire lane could be marked and noted that flags posted appear to show that the fire truck had enough room to get around. Mr. DeClue stated that he and the Fire Chief could mark the fire lane adding that the Chief would be back later this week and would schedule a meeting. Ms. Belding stated that there was sufficient space for parking adding that there was a plan for excessive inventory, such as renting parking lots around town, on Lindbergh, and on Manchester Rd. at CVS . Ms. Belding stated that GC was in the development stages for the

Abbey property where more parking was planned adding that there was an ebb and flow with vehicles on the lot.

Mayor Wilcox asked if there was a post construction plan for the landscaping at the front of the property along Manchester Rd. Ms. Belding stated that there would be mulch and ground cover but would make final decisions following MoDot's completion. Ms. Belding stated that there were rose bushes in place but was a problem. Mr. DeClue noted that sod could be planned.

Alderman Nauman noted that a parking plan would be agreed upon which would make it easier for parking in dedicated parking. Ms. Belding stated that the back of the lot was never striped adding that the front was striped for customers, etc. Alderman Nauman stated that the fire lane would need to be striped. It was also noted that the language in the SUP could be altered on all cars on display including a plan for striping the lot adding that there were commercial district minimums which the current permit did not reference. Ms. Belding stated that the cars were allowed to be parked in tidy row which was provided in the current SUP adding that the bulk vehicles were never regulated. Ms. Belding stated that some cars are serviced adding that there was some discretion for parking maximums. Alderman Nauman wanted to work with what was reasonable with an enforcement component adding that the City would work on enforcement. Alderman Nauman noted that a parking plan would allow the city to enforce easier and asked for feedback. It was noted that Glendale Chrysler should not be allowed to have cars parked near Glendale Gardens and police should monitor the lot once a month.

Ms. Belding stated that the manufacturer dictates the service bays usage, etc., and at some point, the dealership needs to buy or rent property to store excess vehicles adding that the numbers do ebb and flow. Ms. Belding stated that they plan to stay in compliance with the SUP but added that they had to add the service bay and the Jeep show room per the manufacturer's rules.

Alderman Roettger made a motion to postpone the discussion until July, pending the conversation with the Fire Chief, discussions about the fence and about the storage building.

It was noted that Merlo Auto was agreeable to meeting with the Fire Chief to designate fire lanes, meet with neighbors about the fencing, and designating the property line, type of fence and who would be paying.

Alderman Lane seconded the motion which was unanimously approved.

Mr. DeClue reported that there would be no July 1<sup>st</sup> meeting adding that the next meeting would be held July 17<sup>th</sup>. It was noted that an email with a proposal would be sent to the Brookside neighbors.

## REPORTS

### Mr. DeClue

Mr. DeClue stated that he would be meeting tomorrow again with Kirkwood and Pat Kelly regarding the joint use agreement and hoped to resolve the matter quickly.

Alderman Roettger

Alderman Roettger stated that tree issue related to the White pine trees leaning towards a house is under review adding that he met with the neighbors today along with Mr. Haskenhoff, City Forester who would meet again with another arborist.

Alderman Roper

Alderman Roper commended the Public Works Department for the removal of trees near 33 Berrywood and the Algonquin Ridge II area adding that the area looked good.

Alderman Lane

None

Alderman Capshaw Cushing

None

Alderman Roberts

None

Alderman Nauman

None

Jim Hetlage

None

Mayor Wilcox

None

Alderman Lane moved to adjourn the meeting, seconded by Alderman Nauman . The motion was unanimously approved.

These minutes are approved as submitted this 17th day of July, 2023

Joanne Carr  
Deputy City Clerk