

## PUBLIC NOTICE

### CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI BOARD OF ALDERPERSONS REGULAR MEETING

VIA VIDEO/TELECONFERENCE  
THURSDAY, APRIL 1, 2021  
7:30 PM

**Notice is hereby given that the City of Bellefontaine Neighbors (“City”) will hold a Regular Board of Alderpersons Meeting on Thursday, April 1, 2021 at 7:30 p.m. via video/teleconference.**

In view of the COVID-19 pandemic, and the Federal, State, County, and City Emergency Declarations, and in accordance with the provisions of Sec. 610.020, RSMo., the City acknowledges that it would be dangerous and impractical, if not impossible, for this meeting to be physically accessible to the public. The City also recognizes the need for the public’s business to be attended to in order to protect the public health, safety, and welfare. In order to balance the need for both continuity of government and protection of the health and safety of our residents, business persons and employees, this meeting of the Board of Alderpersons will not be open to public attendance in person. **THE MEETING WILL BE ACCESSIBLE BY THE PUBLIC IN REAL TIME ONLY BY A VIDEO/TELEPHONE CONFERENCE CALL VIA ZOOM. THE INSTRUCTIONS TO JOIN ARE BELOW:**

**To Join the meeting by via website:**

- (1) Go to Zoom at <https://zoom.us>
- (2) Select Join a Meeting
- (3) Enter Meeting ID: 825 620 8214
- (4) Enter Password: 4i85eK

**To Join the meeting by phone call (audio):**

- (1) Call **1 312 626 6799 US (Chicago)**  
**1 646 558 8656 US (New York)**
- (2) Enter Meeting ID: 825 620 8214
- (3) When prompted, enter the Pass Code **452739**

**THE AGENDA FOR THIS BOARD MEETING IS SET FORTH HEREIN.**

Instruction for providing public comments: Persons interested in making their views known on any matter will be able to speak during the video/teleconference meeting under “Public Comments.” In addition, anyone may send an email with their comments to the City Clerk at [FStevens@cityofbn.com](mailto:FStevens@cityofbn.com) by no later than Thursday, April 1, 2021 by 12:00 p.m. All comments received by email will be entered into the public record and publicly read as time allows. All emailed comments will also be distributed to the entire Board at or before the meeting. Thank you for your understanding and patience as we all try to get through these unprecedented times.

**POSTED: MARCH 30, 2021 @ 5:00 P.M.**

**BY: CITY CLERK**

**REGULAR BOARD MEETING  
THURSDAY – APRIL 1, 2021**

**BELLEFONTAINE NEIGHBORS BOARD OF ALDERPERSONS  
WILL CONVENE FOR THE ABOVE REFERENCED MEETING VIA ZOOM**

**AGENDA**

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. PRESENTATION OF UNAPPROVED MINUTES: REGULAR. B.O.A. MEETING-3/18/2021, SPECIAL MEETING -3/26/2021
5. MEETING OPEN TO PUBLIC: (With a 3-minute time limit)
6. COMMISSION AND BOARD REPORTS
  - A. PUBLIC SAFETY COMMITTEE
  - B. YOUTH COMMISSION
  - C. IMAGE & BEAUTIFICATION
  - D. PARKS & RECREATION BOARD
7. PARKS AND RECREATION CENTER DIRECTOR
8. STREET DEPARTMENT DIRECTOR
9. APPROVAL OF INVOICES OVER \$500 – March 19 – 29, 2021
10. CHIEF OF POLICE
11. CITY ATTORNEY
12. UNFINISHED BUSINESS
  - A. BILL NO 2609, AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR S&J ONLINE AUTO SALES TO OPERATE AN ONLINE AUTO SALES BUSINESS – ALDERWOMAN DAILES
13. NEW BUSINESS - NONE
14. REPORT OF MAYOR
15. REPORT OF ALDERMEN
16. MEETING OPEN TO PUBLIC: (With a 3-minute time limit)
17. ADJOURNMENT

**THIS AGENDA WITH PUBLIC NOTICE OF THE BOARD OF ALDERPERSON'S REGULAR MEETING ON APRIL 1, 2021 WAS POSTED ON MARCH 30, 2021 AT 5:00PM IN BELLEFONTAINE NEIGHBORS CITY HALL (FRONT DOOR) AND ON THE CITY'S WEBPAGE AT [www.cityofbn.com](http://www.cityofbn.com). FOR A COPY, CONTACT THE CITY CLERK'S OFFICE.**

**COPIES OF THIS NOTICE MAY BE OBTAINED BY CONTACTING: FRAN STEVENS, CITY CLERK  
CITY OF BELLEFONTAINE NEIGHBORS - 9641 BELLEFONTAINE ROAD - ST. LOUIS, MO. 63137 - (314) 867-0076.**

INTRODUCED BY ALDERPERSON DAILES

BILL NO. 2609

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ROSEMARY WHITEHEAD, SHANNON JAMES, AND JARED SYKES D/B/A S&J ONLINE AUTO SALES, LLC TO OPERATE AN ONLINE AUTO SALES BUSINESS AT 1000 ST. CYR ROAD**

**WHEREAS**, the Zoning Code Of Bellefontaine Neighbors provides that the Board of Alderpersons may, by a conditional use permit issued under the provisions of Section 29.94 et seq., authorize the use of property in any zoning district for “online auto sales facility”; and

**WHEREAS**, Rosemary Whitehead, Shannon James and Jared Sykes doing business as S&J Online Auto Sales, LLC (the “Applicant”) have requested that the property at 1000 St. Cyr Road be allowed to be used as an on-line auto sales business; and

**WHEREAS**, the application was referred to the City Planning & Zoning Commission, which studied the application and the recommendation of city staff and recommended approval of the application subject to certain conditions; and

**WHEREAS**, the Board of Alderpersons gave due notice and held a public hearing on the application at City Hall, on Thursday, March 18, 2021 at 7:30 P.M., when the Board heard and considered comments and suggestions by those present; and

**WHEREAS**, the Board of Alderpersons has determined, in accordance with the provisions of Section 29.95(2) of the Zoning Code that the granting of a conditional use permit will:

- a. Comply with all provisions of the applicable district regulations.
- b. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
- c. The proposed conditional use will not have a deleterious impact on the value of other property in the neighborhood in which it is to be located.
- d. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
  1. The location, nature and height of buildings, structures, walls, lighting and fences on the site; and
  2. The nature and extent of proposed landscaping and screening on the site.

- e. Off-street parking and loading areas are provided in accordance with the standards set forth in these regulations.
- f. Adequate utility, drainage, and other such necessary facilities are provided.
- g. The proposed conditional use is consistent with good planning practice; can be operated in a manner that is not detrimental to permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with permitted uses in the surrounding area; and is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Bellefontaine Neighbors.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERPERSONS OF THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI, AS FOLLOWS:**

**Section 1.** The Board of Alderpersons hereby approves a Conditional Use Permit (“CUP”) to Applicant to operate an online auto sales business at 1000 St. Cyr Road, subject to the following conditions:

1. All provisions of the City Code shall apply except where modified in this CUP Ordinance.
2. Auto sales shall be made by appointment only.
3. No more than three (3) cars shall be for sale on the premises at any one time. There will be spaces designated for Online Auto Sales and each designated space will have a sign. Customers shall be scheduled by appointment during Applicant’s normal business hours to conduct business.
4. The business will have office hours Tuesday through Friday from 2:00 p.m. to 6:00 p.m. and Saturday from 10:00 a.m. to 3:00 p.m. It will be closed on Sundays and Mondays.
5. No automotive repair, service or preparation shall be performed at the location.
6. Signage required by other authorities having jurisdiction (State of Missouri) shall be minimal in size. Emphasis will remain on the businesses already operating at the site.
7. Any e-mail address used for the business shall be worded in a way as to not give away the physical address to avoid interested parties visiting the site after hours or on weekends. For example, e-mail addresses such as [autosales@sunvallevadulthoodcare.org](mailto:autosales@sunvallevadulthoodcare.org) or [S&J Online@1000stcyrroad.com](mailto:S&JOnline@1000stcyrroad.com) should not be used.
8. This conditional use permit shall be personal to the Applicant, shall not run with the land and shall not be transferred without the appropriate approval from the Board of Alderpersons.

**Section 2.** This ordinance shall not be printed in the Code of Bellefontaine Neighbors.

**Section 3.** This ordinance shall take effect and be in force from and after its passage and approval as provided by law.

**PASSED BY THE BOARD OF ALDERPERSONS FOR THE CITY OF BELLEFONTAINE NEIGHBORS THIS \_\_\_\_\_ DAY OF APRIL, 2021.**

\_\_\_\_\_  
Presiding Officer

**APPROVED THIS \_\_\_\_\_ DAY OF APRIL, 2021.**

\_\_\_\_\_  
Tommie Pierson Sr., Mayor

Attest:

\_\_\_\_\_  
Fran Stevens, City Clerk