

PUBLIC NOTICE

CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI REGULAR MEETING OF THE BOARD OF ALDERMEN VIA VIDEO/TELECONFERENCE THURSDAY, MARCH 3, 2022 7:30PM

Notice is hereby given that the City of Bellefontaine Neighbors (“City”) will hold a regularly scheduled board of Aldermen meeting on Thursday, March 3, 2022 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 both continuity of government and protection of the health and safety of our residents, business persons and employees, this meeting of the Property Maintenance Investigation Committee 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 IA 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) 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 pro tem at jmantych@cityofbn.com no later than Thursday, March 3, 2022 by 12:00pm. 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. Thanks for your understanding and patience as we all try to get through these unprecedented times.

**REGULAR BOARD MEETING
THURSDAY – MARCH 3, 2022 -7:30PM**

**BELLEFONTAINE NEIGHBORS MAYOR AND 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. PUBLIC HEARING FOR, AND APPROVAL OF, A CONDITIONAL USE PERMIT FOR NORTH COUNTY FIRE & RESCUE
FIRE DISTRICT TO CONSTRUCT A NEW FIRE HOUSE AT 805 CHAMBERS ROAD
- PUBLIC COMMENTS REGARDING CONDITIONAL USE PERMIT
BILL NUMBER 2625 – AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO NORTH COUNTY FIRE &
RESCUE FIRE PROTECTION DISTRICT FOR CONSTRUCTION AND OPERATION OF A FIRE HOUSE AT
805 CHAMBERS ROAD – THOMAS**
- 5. PUBLIC COMMENTS**
- 6. ADJOURNMENT**

**THIS AGENDA WITH PUBLIC NOTICE OF THE BOARD OF ALDERPERSON'S REGULAR MEETING ON MARCH 3, 2022
WAS POSTED ON MARCH 2, 2022 AT 5:00PM IN BELLEFONTAINE NEIGHBORS CITY HALL (FRONT DOOR) AND ON
THE CITY'S WEBPAGE AT www.cityofbn.com. FOR A COPY, CONTACT THE CITY CLERK'S OFFICE.**

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

INTRODUCED BY ALDERMAN THOMAS

BILL NO. 2625

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO NORTH COUNTY FIRE & RESCUE FIRE PROTECTION DISTRICT FOR CONSTRUCTION AND OPERATION OF A FIRE HOUSE AT 805 CHAMBERS 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 the R-3 Single-Family Dwelling District for “any use permitted in the R-1 Single-Family Dwelling District”, which permits “any use designated as being a conditional use” in the R-1 Single-Family Dwelling District under the terms of Article XVI Conditional Use Regulations of the Zoning Code of the City; and

WHEREAS, the North County Fire & Rescue Fire Protection District (the “Applicant”) has acquired that re-subdivision plat, being entitled STEINMANN AND COBURG LANDS SUBDIVISION BEING PART OF LOT 1 OF COBURG LANDS AND LOTS 6 THROUGH LOT 12 INCLUSIVE OF STEINMANN SUBDIVISION U.S. SURVEY 1829, TOWNSHIP 46 NORTH, RANGE 7 EAST, CITY OF BELLEFONTAINE NEIGHBORS, ST. LOUIS COUNTY MISSOURI, located at 805 Chambers Road, and subject to the zoning and subdivision ordinances of the City of Bellefontaine Neighbors and all other legal restrictions, conditions, easements and ordinances affecting same; and

WHEREAS, the Applicant has requested that it be allowed to construct a new fire house on the property at 805 Chambers Road; and

WHEREAS, the application was referred to the City Planning & Zoning Commission, which studied the application and the recommendation of City staff and, at its December 13, 2021 meeting, recommended approval of the application by the Board of Alderpersons as submitted by the Applicant; and

WHEREAS, the Board of Alderpersons gave due notice and held a public hearing on the application via video teleconference, on Thursday, March 3, 2022 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 the proposed 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 First Responder Facility/Community Building fat 805 Chambers Road, subject to the following conditions:

- 1. All provisions of the City Code shall apply except where modified in this CUP Ordinance.
- 2. Once the conditional use permit has been recorded with St. Louis County, the applicant will provide proof of registration.

3. 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 MARCH, 2022.

Presiding Officer

Attest:

_____, City Clerk Pro Tem

APPROVED THIS ___ DAY OF MARCH, 2022.

Tommie Pierson Sr., Mayor

Attest:

Judy Mantych, City Clerk Pro Tem