

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
1011 MUNICIPAL CENTER DRIVE, 63131
SEPTEMBER 11, 2023**

REGULAR MEETING

The regular meeting of the Board of Aldermen of the City of Town and Country was held at 7:00 PM on Monday, September 11, 2023 at the Municipal Center.

PLEDGE OF ALLEGIANCE

Mayor Rehm led the Pledge of Allegiance.

Mayor Rehm asked that everyone remain standing, and a moment of silence was held in recognition of those who lost their lives in the September 11, 2001 tragedy.

Mayor Rehm then announced that former City Clerk Joan Klinghammer recently passed away. Ms. Klinghammer served as the City Clerk of Town & Country for 36 years.

Finally, he announced that the Drace Park Playground ribbon cutting ceremony was held this past Sunday with a great turnout, and Kona Ice was enjoyed by all.

ROLL CALL

The 7:00 PM roll call indicated Aldermen Allen, Even, Francisco, Hughes, Kinsella, Murphy, Schwoerer, and Wiesehan to be present.

Mayor Rehm presided.

Attorney Ed Sluys was present to represent the City.

MINUTES-08/28/23 Regular Meeting

Alderman Hughes moved for approval, seconded by Alderman Kinsella.

Mayor Rehm called for any corrections or amendments.

Hearing none, the minutes of 08/28/23 were approved by voice vote.

HEARING FROM CITIZENS

PUBLIC HEARING(S)

- *A public hearing to review a request from Bob Brinkmann, applicant, for approval of a Conditional Use Permit for outside dining for the development known as Blacksmith Grove, located at 13360 Clayton Road, in the Planned Development (PD-2) Zoning District.*

Mayor Rehm declared the public hearing opened and the City Clerk entered the following exhibits:

1. Affidavit of publication of Notice of Hearing published in the St. Louis Countian on August 24, 2023.
2. Typewritten notice of hearing posted at the Municipal Center, on the City's website, and sent via Notify Me, posted on the subject property, and mailed to property owners within 300 feet of subject property with a list of property owners attached.
3. Bill No. 23-41.
4. Email in opposition from Steve and Terry Winterman, 13370 Crossland Drive, dated September 7, 2023, 1-page.

5. Email in opposition from Anne Perry, 13366 Kings Glen Drive, dated September 9, 2023, 1-page.
6. Email in opposition from David and Mary Hans, 13445 Kings Glen Drive, dated September 10, 2023, 1-page.
7. Email in opposition from Jenny Donovan, 13309 Kings Glen Drive, dated September 11, 2023, 2-pages.

The City Clerk stated that the above emails were sent to the Board in advance of the meeting and hard copies were provided on the dais. She noted that there were a number of emails that were sent to the Board that were not entered into the record unless specifically requested.

Bob Brinkmann, applicant, stood available for questions.

In response to Alderman Murphy, Mr. Brinkmann stated that a formal sound study had not been completed, but he felt confident that no issues would be found.

Alderman Kinsella inquired about the intent of the CUP, questioning who will utilize the outdoor seating and how it will be divided between the two restaurants. Mr. Brinkmann stated that there is an agreement between the two restaurants for a specific number of seats, but the patio is available for all tenants usage. Mr. Brinkmann further clarified that the tenants would be subject to enforcement via their lease agreement regarding issues with usage of the outdoor space.

Alderman Wiesehan inquired further about the number of chairs that would be allowed with the CUP and their allocation. Mr. Brinkmann stated that Wild Crush would have 28, and Cleaver and Cocktail would have 48 exclusively, but the CUP would allow for additional seating to be utilized based on need. In response to Alderman Wiesehan, Mr. Brinkmann stated that the patio could be utilized for special events.

Alderman Wiesehan then asked Mr. Brinkmann about the possibility for temporary awnings. Mr. Brinkmann replied that the original intention was to construct pergolas, but he is open to temporary awnings. Ryan Spencer, City Planner, stated that depending on the proposal for a permanent structure (pergola), a site plan amendment and Architectural Review may be required.

Alderman Even requested information on public noise complaints lodged against the development. In response, Captain Mike DeFoe stated that from 2021 to current, four noise complaints were found and clarified that three of the complaints were close to 10pm, and one was at 6pm. He further clarified no reports were filed.

Alderman Wiesehan inquired about additional regulations regarding outdoor music, and Mr. Brinkmann stated that per the City's code, music would end at 10pm.

Discussion was held relating to sound barriers and any opportunities for mitigation.

Alderman Francisco questioned if the restaurants can utilize outdoor space behind other businesses. Mr. Brinkmann noted that the patio is not a part of the lease, and tenants can utilize any patio space.

City Planner Ryan Spencer, in response to questions, stated that 76 outdoor seats are currently permitted specifically for dining, but additional seating can be placed throughout the patio that are not for dining. He added that 12 seats for outdoor dining are allowed by right without the need for a CUP. Mr. Spencer then noted that any non-restaurant business could place seating outside as long as no food or drink is being purchased/served without additional approval.

Mayor Rehm called for public comments.

The following individuals spoke in opposition of the proposed CUP:

- Mark Freyenberger, 2 Rutherford
- Stuart Beard, 13366 Kings Glen
- Nicole Alabach, 13304 Cross Lane
- Jenny Donovan, 13309 Kings Glen
- Pat Wiese, 13412 Kings Glen
- Rico Salmon, 13321 Kings Glen
- Tom Fox, 13342 Kings Glen
- *Bill Frederick, 13324 Kings Glen
- Lindsey Butler, 13310 Kings Glen
- Paul Tychsen, 13347 Kings Glen

*Mr. Frederick provided a copy of his comments which are attached and made a part of these minutes.

Hearing no further, Mayor Rehm declared the Public Hearing closed.

- *A public hearing to allow citizens to be heard on the annual property tax rates proposed to be set by the City of Town and Country, a political subdivision.*

Mayor Rehm declared the public hearing open and the City Clerk entered the following exhibits:

1. Affidavit of publication of Notice of Hearing published in the St. Louis Countian on August 25, 2023.
2. Typewritten Notice of Hearing posted at the Municipal Center, on the City's website, sent via Notify Me, posted at the Fire House and Longview Farm House.
3. Bill No. 23-42.

Finance Director Joan Jadali stood available for questions.

Mayor Rehm called for public comments.

Hearing none, Mayor Rehm declared the Public Hearing closed.

APPOINTMENTS

- Parks and Trails Commission: Robert O'Blennis, At-Large

Mayor Rehm sought a motion to approve his appointment of Robert O'Blennis to the Parks and Trails Commission.

Alderman Francisco moved for approval, seconded by Alderman Kinsella. A voice vote was held and carried unanimously.

- Ways and Means Commission: Ben Holman, Ward 1

Mayor Rehm sought a motion to approve his appointment of Ben Holman to the Ways and Means Commission.

Alderman Allen moved for approval, seconded by Alderman Murphy. A voice vote was held and carried.

- Planning & Zoning Commission

Alderman Wiesehan moved to approved nomination of Joe Kinsella to serve as the aldermanic liaison to the Planning & Zoning Commission.

Hearing no further nominations, Alderman Francisco seconded and a voice vote carried unanimously.

- Town and Country Police Department

City Administrator Bob Shelton administered the Oath of Office to Zack Dorton. Mayor Rehm welcomed Officer Dorton and a round of applause was held.

COMMUNICATIONS AND REPORTS

Alderman Allen

Alderman Allen reported that the Ways and Means Commission would meet on September 12 at 8:30 AM at the Municipal Center. She also noted that the Veterans and First Responders Task Force would next meet on Wednesday, September 13th at noon. She stated that meetings with SWT and Musick Construction were held regarding design, and the goal is to have the project completed by Veterans Day 2024.

Alderman Wiesehan

Alderman Wiesehan reported that the Police, Fire and EMS Commission would next meet on September 19th at 4:30 PM.

Alderman Francisco

Alderman Francisco reported that the Drace Park Playground ribbon cutting was held on September 10th and was well attended. She added that Longview Park Playground bids are being accepted through September 14th.

Alderman Francisco encouraged all to attend Fall Fire & Ice at Longview Farm Park on October 7 from 5-8 PM and stated there will be food and drinks, a kids corner, and fireworks at 8 PM.

UNFINISHED BUSINESS

BILL NO. 23-40, AN ORDINANCE AMENDING TITLE IV, CHAPTER 105: THE ZONING REGULATIONS OF THE TOWN AND COUNTRY MUNICIPAL CODE, SPECIFICALLY BY THE AMENDMENT OF SECTION 405.335.C REGARDING GRAND TREE REGULATIONS
(sponsored by Aldermen Allen, Francisco & Hughes) (1st reading 8/28/23)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 23-40 was read for the second time and placed upon its final passage.

Alderman Hughes moved for approval, seconded by Alderman Even.

In response to Alderman Schwoerer, City Planner Ryan Spencer stated that enforcement would be by the City Planner, and that applicants are required to submit an arborist report. He clarified that sick trees would not count against the applicant.

Alderman Wiesehan inquired about the \$100,000 cap and its impact to various sized projects. Mr. Spencer stated that number was decided upon by the subcommittee but a tiered structure was not considered.

Discussion was held about the effectiveness of the current ordinance, similar requirements in other cities, and staff impact. Alderman Francisco inquired about the number of grand trees, and Mr. Spencer stated that there are thousands but no formal inventory is kept by the City.

The roll call vote was as follows: AYE, Alderman Hughes; NAY, Aldermen Allen, Even, Kinsella, Murphy, Francisco, Schwoerer, Wiesehan; ABSTAIN, none; ABSENT, none.

The motion failed 1-7.

NEW BUSINESS

BILL NO. 23-41, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR OUTSIDE DINING FOR THE DEVELOPMENT KNOWN AS BLACKSMITH GROVE LOCATED AT 13360 CLAYTON ROAD IN THE CITY OF TOWN AND COUNTRY (Sponsored by Aldermen Wiesehan and Even)

Mayor Rehm called for the first reading, without objection. Without objection, Bill No. 23-41 was read for the first time by title only.

Mayor Rehm declared Bill No. 23-41 continued to the meeting of Monday, September 25, 2023 for second reading and consideration.

BILL NO. 23-42 , AN ORDINANCE ESTABLISHING THE ANNUAL RATE OF TAX LEVY FOR THE YEAR 2023 ON PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI, PROVIDING FOR THE EXTENSION OF SAID TAXES ON THE BOOKS OF THE COUNTY COLLECTOR BY THE COUNTY CLERK AND PROVIDING FOR THE COLLECTION AS PROVIDED BY LAW (Sponsored by the Board as a Whole)

Mayor Rehm called for the first reading, without objection. Without objection, Bill No. 23-42 was read for the first time by title only.

Mayor Rehm declared Bill No. 23-42 continued to the meeting of Monday, September 25, 2023 for second reading and consideration.

WARRANT LIST-09/11/23

Alderman Allen moved for approval, seconded by Alderman Kinsella.

Mayor Rehm called for discussion or amendments.

Hearing none, a voice vote was taken on the September 11, 2023 Warrant List in the amount of \$1,283,212.71 and carried.

OTHER

ADJOURN

On motion of Alderman Francisco, seconded by Alderman Kinsella, and unanimously confirmed by voice vote, the meeting was adjourned at 8:23 PM.



Morgan Forney
Communications/Administrative Assistant

The Countian (St Louis)
 100 S. Highway Drive
 Fenton, MO, 63099
 Phone: 3144211880 Fax: 0



Affidavit of Publication

2533153 County August 25, 2023

To: TOWN & Country, City Of - Ashley McNamara
 1011 Municipal Center Dr
 St. Louis, MO, 631311133

Re: Legal Notice 2533153, Public Hearing Notice Tax Rate 2023
 State of MO)
) SS:
 County of St. Louis)

**NOTICE OF PUBLIC HEARING
 BOARD OF ALDERMEN
 CITY OF TOWN AND COUNTRY, MO**

The Board of Aldermen of the City of Town and Country will hold a public hearing at 7:00 p.m. on Monday, September 11, 2023 at the Municipal Center, 1011 Municipal Center Drive, at which time the citizens will be heard on the property tax rates proposed to be set by the City of Town and Country, a political subdivision. The figures presented below are the most recent data available and are subject to change in order to comply with the State and County requirements, including modifications by the County Board of Equalization. More recent data should be available by the time of the public hearing and any required changes will be made at that time.

ASSESSED VALUATION	PRIOR YEAR 2022	CURRENT YEAR 2023
Real Estate		
Residential	\$610,393,770	\$699,073,820
Agricultural	53,430	52,560
Commercial	239,055,499	245,649,512
	\$849,512,699	\$959,784,892
Personal Property		
Regular	\$105,340,250	\$103,395,590
State	1,257,505	1,450,271
	\$106,597,755	\$104,845,861
TOTAL ASSESSED VALUATION	\$956,110,454	\$1,064,630,753

I, Mandy Loyet, being duly sworn, depose and say: that I am the Authorized Designee of The Countian (St Louis), a daily newspaper of general circulation in Fenton, County of St. Louis, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the The Countian (St Lou once each week for 1 consecutive weeks; and that the date of the publication wa as follows: 08/25/2023.

Publishers fee: \$194.20

By: Mandy Loyet
 Mandy Loyet

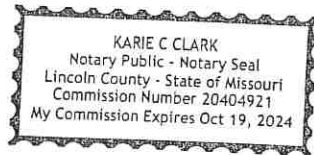
FUND	2023 TAX REVENUES BUDGETED	PROPOSED 2023 TAX REVENUES	PROPOSED TAX RATE FOR 2023
General Revenue	\$0	\$0	\$0.00
Debt Service	0	0	0.00
Fire Dispatching	0	0	0.00
	\$0	\$0	\$0.00

Sworn to me on this 28th day of August 2023

BOARD OF ALDERMEN, CITY OF TOWN AND COUNTRY
 Joan Jastali, Finance Director
2533153 County August 25, 2023

By: Karie C Clark

Karie C Clark
 Notary Public, State of MO
 No. 20404921
 Qualified in Lincoln County
 My commission expires on
 October 19, 2024



**NOTICE OF PUBLIC HEARING
BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY, MO**

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<u>ASSESSED VALUATION</u>	<u>PRIOR YEAR 2022</u>	<u>CURRENT YEAR 2023</u>
<u>Real Estate</u>		
Residential	\$610,393,770	\$699,073,820
Agricultural	63,430	62,560
Commercial	<u>236,055,669</u>	<u>265,948,512</u>
	\$846,512,869	\$965,084,892
<u>Personal Property</u>		
Regular	\$105,340,250	\$103,896,680
State	<u>1,282,669</u>	<u>1,490,971</u>
	\$106,622,919	\$105,387,651
TOTAL ASSESSED VALUATION	\$953,135,788	\$1,070,472,543

<u>FUND</u>	<u>2023 TAX REVENUES BUDGETED</u>	<u>PROPOSED 2023 TAX REVENUES</u>	<u>PROPOSED TAX RATE FOR 2023</u>
General Revenue	\$0	\$0	\$0.00
Debt Service	0	0	0.00
Fire Dispatching	<u>0</u>	<u>0</u>	<u>0.00</u>
	\$0	\$0	\$0.00

BOARD OF ALDERMEN, CITY OF TOWN AND COUNTRY
Joan Jadali, Finance Director

8/22/23

NAME	ADDRESS	CITY/STATE/ZIP
ANDERSON APRIL	13460 MASON VILLAGE CT	SAINT LOUIS, MO 63131
ARMSTRONG GAIL G LIV TRUST	1114 S MASON RD	SAINT LOUIS, MO 63131
AZIZ TAHREEM S	1118 S MASON RD	SAINT LOUIS, MO 63131
BLACKSMITH GROVE LLC	16650 CHESTERFIELD GROVE RD SUITE 100	CHESTERFIELD, MO 63005
COHEN JENNIFER L	13476 MASON VILLAGE CT	SAINT LOUIS, MO 63131
COHEN JOHN	13478 MASON VILLAGE CT	SAINT LOUIS, MO 63131
FINN GREGORY & SUSAN T/E	1 RUTHERFORD LN	SAINT LOUIS, MO 63131
FRANK KEITH & KARI H/W	13333 KINGS GLEN DR	SAINT LOUIS, MO 63131
FRANKEL IRWIN J KAREN K H/W	13361 KINGS GLEN DR	SAINT LOUIS, MO 63131
FREYENBERGER MARK & DAVIS DAWN T/E	2 RUTHERFORD LN	SAINT LOUIS, MO 63131
GERBER ERIC ALAN & SRI HERAWATI	13482 MASON VILLAGE CT	SAINT LOUIS, MO 63131
GHEITH RAMIS & SAMAR OMARI T/E	1100 TOWN & COUNTRY COMMONS DR UNIT 7371	CHESTERFIELD, MO 63006
GOOD SHEPHARD THE CHURCH OF	1166 S MASON RD	SAINT LOUIS, MO 63131
HANS DAVID A & MARY F T/E	13445 KINGS GLEN DR	SAINT LOUIS, MO 63131
LENKE MARK E & LAURIE L T/E	1120 S MASON RD	SAINT LOUIS, MO 63131
LINK WADE J & LINDA M TRUST	1136 S MASON RD	SAINT LOUIS, MO 63131
LOCKWOOD LEE H & ANNA M H/W	1116 S MASON RD	SAINT LOUIS, MO 63131
MASON COURT LLC	36447 CLINTON AVE	DADE CITY, FL 33525
MASON WOODS VILLAGE LLC	212 S CENTRAL AVE SUITE 100	SAINT LOUIS, MO 63105
MAYFIELD WILLIAM ROSS & STEPHANIE LYNN H	669 JOHN ANDERSON DR	ORMOND BEACH, FL 32176
MCGRATH MICHAEL G KATHLEEN A H/W TRUST	2706 AUTUMN RUN CT	CHESTERFIELD, MO 63005
MEEK DAVID & FRAN REVOCABLE TRUST	13411 KINGS GLEN DR	SAINT LOUIS, MO 63131
MILLER JANE L ETAL J/T	PO BOX 220264	SAINT LOUIS, MO 63122
NEPUTE JAMES A & RUTH E T/E	13459 KINGS GLEN DR	SAINT LOUIS, MO 63131
PALMER JONATHAN W & SUSAN F JOINT	10 ADAMS LN	SAINT LOUIS, MO 63122
PHILLIPS CHRISTOPHER E & CATHY J T/E	39 WELBOURN WAY	ARDEN, NC 28704
PHILLIPS DONALD & BONNIE JO H/W TRS	1140 S MASON RD	SAINT LOUIS, MO 63131
POPP SHARON MORKE	13468 MASON VILLAGE CT	SAINT LOUIS, MO 63131
POPPELL JOHN S & MARY M T/E	13466 MASON VILLAGE CT	SAINT LOUIS, MO 63131
PRINCIPIA CORPORATION THE	13201 CLAYTON RD	SAINT LOUIS, MO 63131
SALMON RICHARD & CLAIRE H/W	13321 KINGS GLEN DR	SAINT LOUIS, MO 63131
SEEGER MARGARETH H	1132 S MASON RD	SAINT LOUIS, MO 63131
SHUTT CLARK & SPRING T/E	1142 S MASON RD	SAINT LOUIS, MO 63131
STAR JACQUELYN F & RYAN T/E	13902 MCDONALD PARK LN	HUMBLE, TX 77396
STITZEL MARTHA	13462 MASON VILLAGE CT	SAINT LOUIS, MO 63131
STRADA DOMINIC B & MARIA V T/E	3 RUTHERFORD LN	SAINT LOUIS, MO 63131
TELSCHOW PHEBE A	13488 MASON VILLAGE CT	SAINT LOUIS, MO 63131
TOOMBS CELIA J H & JAMES D H/H	13347 KINGS GLEN DR	SAINT LOUIS, MO 63131
TOWN & COUNTRY CITY OF	1011 MUNICIPAL CENTER DR	SAINT LOUIS, MO 63131

Ashley McNamara

From: Steve Wintermann <swint13@gmail.com>
Sent: Thursday, September 7, 2023 4:03 PM
To: City Council DL
Cc: rico.salmon@marsnmma.com
Subject: Blacksmith Grove

Greetings elected officials and fellow residents of Town and Country,

We would like you to vote NO on the upcoming Blacksmith Grove CUP. As it stands now, the outdoor seating is already a nightly disturbance to the surrounding neighborhoods. This proposal would magnify this situation.

This proposal is in direct contrast to the agreement between the City and its residents as outlined by the original Town Square Task Force. It seems both the developer/owner and his tenets have total disregard for the quality of life and privacy of the adjoining property owners.

We respectfully ask that you deny this proposed CUP and either substantially limit or prohibit outdoor dining at the Town Square. None of this was envisioned when the original plans for the use of this property was decided upon.

Thank you for your support for your neighbors and constituents.

Steve and Terry Wintermann
13370 Crossland Drive

Sent from my iPad

Ashley McNamara

From: Stuart Beard <my67mustang@sbcglobal.net>
Sent: Saturday, September 9, 2023 7:43 PM
To: Ashley McNamara
Subject: Town Square CUP - Blacksmith Grove

Please use this e-mail for the record:

I oppose CUP Blacksmith Grove – 13360 Clayton Road dated August 16, 2023.
I oppose the quantity of outside seating being proposed.
I oppose the outdoor music being proposed.
I oppose the outdoor lighting being proposed.
I oppose the proposal of temporary walls and awnings.
Each of the above items negatively impacts neighborhoods near Town Square.

Ann Perry
13366 Kings Glen Drive

Ashley McNamara

From: david hans <dhans2000@hotmail.com>
Sent: Sunday, September 10, 2023 5:22 PM
To: Ashley McNamara
Subject: Objection to Blacksmith Grove CUP

Ashley,

Good evening. My wife and I will not be able to attend the Board meeting Monday night. We would like our ABSOLUTE OBJECTION to the Blacksmith Grive CUP to be heard/entered please and thank you !
David and Mary Hans
13445 Kings Glen Dr

Sent from my Galaxy

Ashley McNamara

From: Jenny Donovan <donovanjenny13@gmail.com>
Sent: Monday, September 11, 2023 9:52 AM
To: City Council DL; Ashley McNamara
Subject: CUP at Blacksmith Grove

ASHLEY,

PLEASE INCLUDE THIS EMAIL IN THE PUBLIC RECORD FOR TONIGHT'S PUBLIC HEARING. THANK YOU.

September 11, 2023

Dear Elected Officials of the Board of Aldermen,

I'm writing to ask you to reject and not pass the CUP request by Bob Brinkman regarding outdoor dining at Blacksmith Grove. It's difficult to know where to begin explaining what a nuisance we already have with the current CUPs, so I'll simply say that passage of this ordinance as currently written will create nothing short of a bar scene in the backyards of all adjoining property owners and ruin our once quiet, peaceful neighborhoods.

With the current CUPs for Wild Crush allowing 28 seats on the patio and 48 seats at Cork & Cleaver, the intrusion of noise is beyond annoying. It's truly disruptive to any outdoor activities we might plan on our own patios and pool decks. Most evenings we can clearly hear conversations and language that are inappropriate for our children and grandchildren to hear. The more patrons at Wild Crush drink, the louder the noise. The louder the noise, the louder they have to shout over each other. Allowing amplified music will raise that noise level even more. And we certainly don't need that until 10:00 pm seven nights a week.

Looking at Exhibit B of this proposal it's not clear which businesses will be permitted to use the additional 100 seats? Will Wild Crush patrons be able to use tables and chairs set out behind the nail salon? Or pass through Cork & Cleaver's space and sit at tables at the north end of the patio?

Normal conversation is measured between 45 and 65 dB. If we can hear conversations and laughter from their patio while sitting on ours, surely the addition of amplified music will violate the Nuisance Section of the Municipal Code before the first note. Will every business be able to have amplified music at the same time? Bring on the dueling bands!

None of this is consistent with the original vision presented to the community and to the adjoining property owners. Passage of this CUP as written is a blank check for an anything-goes environment dropped into an otherwise quiet neighborhood where ordinary people, residents of Town and Country, just want to enjoy the what and the why we bought in Town and Country.

As our elected representatives you have a responsibility and an obligation to honor and to fulfill the agreement made by the City during development of this project. Please consider the long-term impact of this outrageous request on your constituents and vote NO on Brinkman's CUP.

Tom and Jenny Donovan

13309 Kings Glen Drive

Jenny Donovan

donovanjenny13@gmail.com

314-541-4221

The best way to find yourself is to lose yourself in the service of others. - Mahatma Gandh

Forum by Inviting Diverse Perspectives

Use Workshops, etc. Have Involvement from Parents

Applicants; Ask about Short-term

Forum; Forum by Website and E-mail

13524 - Elizabeth M. M. M.

We have listed on Kings. Use Dr. for 44 years. We have wanted our view to Clayton. But go for music & peace & guitar to music from music, people's view & each of people.

Before the development began, a number of meetings were held at Longwood. These first meetings were held to discuss on recommendations that would become the final program. We were the city, especially, acquiring properties owned.

The Forum & Community Forum. These two were the focus of recommendations of those who attended the meetings & were up with an agreement that seemed to reflect the consensus of opinions were by Forum & "word by residents" for the "first" page of the "Book of the Community Forum."

Development of the "Book of the Community Forum" as a statement, a sentence structure we use it! It should reflect the character, personality, culture, and history of the community, which is the same time addressing the issues & concerns of the community.

The same time addressing the issues & concerns of the community.

of the community.

The first time agreed on three points that

should apply to any project proposal. These two

are very important. The development / use of the

property must, at a minimum, not diminish the enjoyment or quality of life for the adjoining residential properties."

Mr. Rinkman should be very familiar with all the requirements stated in the "Development Concept for the White Property." It is what we all agreed upon in August 2015 and still stands.

Mr. Rinkman's proposal of 104 additional seats, unknown hours of operations and, especially, live music and/or usage of outdoor speakers "implied or assumed" is totally unacceptable.

In reaching the Commission decision that which determines approval or disapproval of any application, there are four out of the eight which apply directly to this proposal:

#3 Adversely affect the visual coherence, predominant character or development character of adjacent neighborhoods.

#4 Adversely affect the general welfare of the community.

#6 Be developed & operated in a manner physically incompatible with the permitted use in surrounding area

#8 Be a nuisance.

Mr. Rinkman does not have time, as he, as to our friends and neighbors, and we will be the ones negatively impacted.

We are asking that this proposal be denied.

Respectfully,
 Kenneth Williams Foreman