



CITY OF ROCK HILL

827 N. Rock Hill Rd. ♦ Rock Hill, MO 63119 ♦ (314)968-1410 ♦ Fax (314)968-4843

City of Rock Hill Minutes for the Board of Aldermen meeting, Tuesday, July 6, 2021 7:00 p.m.

1. Mayor Mahan called the meeting to order at 7:00 p.m. and led everyone in the Pledge of Allegiance.
2. The Mayor called the roll and the following members of the Aldermanic Board were in attendance: Alderman Took, Alderman Davis, Alderman Johnson, Alderman Westfall, and Alderman Rappold. Alderman Wofford was absent.

3. Citizens to Address the Board:

4. Announcements, Presentations, Proclamations, Communications & Invitations:

5. Public Hearing: A request to rezone 326 W. Thornton Ave from “A” Residence District to “PD-I” Planned Development-Industrial District to allow for the indoor storage of building materials, contractor’s equipment, or lumber or similar uses as approved by the Zoning Administrator with an ancillary office space directly related to and subservient to the primary use of the property.

OPEN: 7:01

City Administrator Jennifer Yackley entered into the record the Public hearing notice, Affidavit of publication, City File related to 326 W. Thornton, the Planning and Zoning Commission minutes related to 326 W. Thornton, the City Code, and the Comprehensive plan. Ms. Yackley then outlined all of the details of the request to rezone 326 W. Thornton.

Ms. Yackley read a letter dated June 12, 2021 from the resident at 328 W. Thornton Ave that stated she did not want this property to be rezoned but if it is then she would like certain criteria be met in the design.

Helmet Starr representing Jeremy Ketterer explained that the request to rezone is being submitted due to the comprehensive plan calling for light industrial and that the property is not suitable for residential development. Mr. Starr explained that this property will only be used for Mr. Ketterer’s equipment for his construction business. Mr. Starr answered a questions about the max number of people to use the building and gave out letters of support from the previous and current owner of 320 W. Thornton.

Ken Scheffler of Clayton Engineering discussed the site and how drainage issues will be addressed and how the building has been moved as far as it can away from the neighboring residential.

Jeremy Ketterer explained how the design of the building is meant to make it look like less of an industrial building and more of a building that might fit into a residential neighborhood.

Public Comment

Edna Johnson of 328 W. Thornton requested that this property not be rezoned as industrial and be kept as residential.

Walter Smallwood, family member of Edna Johnson requested that the property remain residential.

Claretta Isom, family member of Edna Johnson expressed concerns of equipment causing fire to neighboring residential and explained the history of the property. Ms. Isom then read a letter about changing properties to industrial.

Maryann Musial of 801 Leonard began to explain that this property is shown as residential in the comprehensive plan. City Administrator Jennifer Yackley clarified that the comprehensive plan shows it is currently residential and when the plan was created it was determined that future development of industrial in the area was planned. Ms. Musial then stated that she is opposed to changing the zoning of this property to industrial.

Mary Washington of 705 Bismark stated that she is opposed to rezoning this property to industrial. No one else would want residential in their neighborhood so why would we do this in that neighborhood.

CLOSE: 8:03 pm

6. **Minutes of Previous Meeting** – June 15, 2021: Alderman Rappold moved and Alderman Took seconded a motion to approve the minutes for the June 15, 2021 meeting. The minutes were approved unanimously by voice vote.
7. **Treasurer's Report:** Jen Forgy presented the Warrant and requested the Board of Aldermen approve. Alderman Rappold moved and Alderman Davis seconded a motion to approve the Warrant. The warrant was approved unanimously by voice vote.
8. **Bills and Resolutions:** Pursuant to RSMo. 79.130, all bills and resolutions will be read by "title" only. Copies will be available to the General Public at City Hall during regular office hours.

ITEMS TO BE CONSIDERED FOR FIRST READING:

ITEMS TO BE CONSIDERED FOR SECOND READING AND/OR ADOPTION:

- a) **Resolution 21-16:** A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ROCK HILL, MISSOURI, APPOINTING TINA WILEY TO THE BOARD OF ADJUSTMENT FOR A FIVE YEAR TERM.

Substitute City Attorney Elkin Kistner read **Resolution 21-16** by “title” only.

Alderman Johnson moved and Alderman Rappold seconded a motion to approve **Resolution 21-16**.

The motion was approved unanimously by a voice vote of 5-0.

- b) **Resolution 21-17: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ROCK HILL, MISSOURI, APPOINTING JAMIE YOUNG AS AN ALTERNATE TO THE BOARD OF ADJUSTMENT FOR A FIVE YEAR TERM.**

Substitute City Attorney Elkin Kistner read **Resolution 21-17** by “title” only.

Alderman Johnson moved and Alderman Rappold seconded a motion to approve **Resolution 21-17**.

The motion was approved unanimously by a voice vote of 5-0.

9. Departmental Reports:

- a) **Police Department:** Chief Wickenhauser reported
- a. The promotion process is ongoing and will report more next meeting
 - b. CALEA has begun their remote assessment
 - c. Everything was quiet on the 4th of July

10. New and Old Business – Mayor and Board of Alderman:

- a. City Administrator Jennifer Yackley explained the draft of proposed regulations regarding the keeping of bees. The Board of Aldermen requested that there be a notification requirement included in the regulations. Ms. Yackley agreed to revise the draft regulations and bring back at the next Board of Aldermen meeting.
- b. Approval of the 2021-2022 Liquor License Renewals: LuLu’s Full Liquor/Sunday, 7-Eleven- Package/Sunday. Alderman Johnson moved and Alderman Rappold seconded a motion to approve the liquor licenses presented.

11. City Attorney’s Report: No report

12. City Administrator’s Report: City Administrator Jennifer Yackley reported

- a. July 19th and July 26th the Court will have large attendance to in-person court so City Hall will close to the public when court begins on both of those days.
- b. Requested a closed session for attorney Client privileged communications

13. Mayor’s Report: Mayor Mahan had nothing to report

14. Citizens to Address the Board:

- 15. Closed Session:** Alderman Rappold moved and Alderman Took seconded a motion to hold a closed meeting with closed record and closed voting, pursuant to Subsection (1) of Section 610.021, RSMo, 2004, in order to discuss confidential or privileged communications between a public governmental body and its attorneys.

Those Members of the Board of Alderman voting in favor were Alderman Took, Alderman Davis, Alderman Johnson, Alderman Rappold, and Alderman Westfall. The motion passed.

- 16. Adjournment:** The Mayor adjourned the meeting at 8:40.

Mayor Edward Mahan

Attested to:

Garrett Schlett, City Clerk