



April 4, 2017

CITY OF ROCK HILL

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**City of Rock Hill
Minutes for the Board of
Aldermen meeting, Tuesday,
April 4, 2017
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: Mr. Robert Weider, Ms. Mary Wofford, and Mr. Phillip Scherry. Ms. Sabrina Westfall was absent. Mr. Ed Johnson later joined the dais.
- 3) **Citizens to Address the Board:** none
- 4) **Announcements, Presentations, Proclamations, Communications & Invitations:** none
- 5) **Public Hearing**
 - a) A public hearing for a Special Use permit requested by No Leash Needed for a dog day camp, dog training, dog boarding, and retail sales facility at 9710 Manchester Road.

Mayor Mahan opened the public hearing at 7:03 p.m.

City Administrator Jennifer Yackley entered into the record the public hearing notice and the affidavit of publication, the Planning and Zoning report, the Planning and Zoning minutes, the City file and the City code.

Devika Christie of No Leash Needed has submitted an application for a Special Use permit to operate a dog day camp, dog training and overnight boarding facility, and a retail sales facility at 9710 Manchester Road, which is zoned “C” Commercial. They are currently located at 9330 Manchester Road and would like to relocate. Their current location is also zoned “C” Commercial and they also have a Special Use permit that the Board granted to them in September, 2010.

The existing building at 9710 Manchester is two levels, approximately 10,000 square feet, and provides 39 parking spaces, which meets the City’s parking requirements.

As shown on the site plan, the petitioner intends to construct an outside play area in the rear of the building which will be 4,200 square feet in area and surrounded by an 8 foot tall fence equipped with a sound

barrier. This is similar to the fencing and sound barrier installed at their current location. The play area will be covered with a special turf that allows rain water to drain away but does not allow urine and fecal material to seep through and drain away. Staff will clean up urine and feces immediately with antimicrobial cleaner.

They need a Special Use permit because their requested use is not specifically stated in the "C" Commercial District, however the code does allow the Zoning Administrator to recommend for a Special Use permit if the proposed uses are similar to existing uses. In the existing district, pet groomers, a vet clinic and retail shops are allowed, as well as animal hospitals. They have an existing Special Use permit at their current location for the same reasons, and they are relocating to a new building and seeking the same Special Use permit.

The petitioner indicates they will have a capacity for 40-60 dogs for day camp and training activities and a capacity to board 35 dogs. Boarded dogs are included in the day camp number.

Staff takes the dogs outside for play time and potty breaks. The dogs are supervised while outside and the length of time outdoors is weather dependent.

The Planning & Zoning Commission reviewed this at their March meeting and they recommended approval with staff's suggested criteria. Staff suggests that the following criteria be added to the Special Use permit: At no time shall outdoor boarding of animals be allowed; no more than 35 dogs shall be boarded at any one time; the petitioner shall maintain an 8 foot tall fence around the play area in the rear of the property and it shall be equipped with Acoustifence or another similar product designed to block sounds from the play area.

Ms. Yackley asked if there were any questions from the Board.

Alderman Scherry asked how many dogs they currently board.

Ms. Christie stated that they currently board 35 dogs and that they are not looking to grow their numbers in a bigger space, but are looking for a nicer building. She stated that they want to relocate due to being so close to Manchester Road and an office building. They are also looking to expand their space for training.

Alderman Scherry said the only complaints he has heard was regarding the traffic getting in and out of the parking lot at drop off and pick up time, which is due to their proximity to Manchester Road.

City Attorney Paul Martin asked how they would operate during the transition to the new building.

Ms. Christie stated that they will operate out of their current location

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while they get the new location ready and then will close for a day or two while they transition everything over once the new building is ready.

Alderman Weider asked about the target date for moving into the new facility.

Ms. Christie stated that the target date to move in is September 1st.

Mayor Mahan asked if there were any questions from the public or the Board.

Joe Steinkamp, 619 County Hills, stated he was concerned about the noise.

Meg Korte, 621 County Hills, stated she is concerned about the barking.

City Administrator Jennifer Yackley stated that they have not received any complaints from the residents near their current location, but had received complaints from the commercial building next door, prior to the installation of the Acoustifence, but have not received any since.

Mayor Mahan stated that he received one complaint prior to the installation of the Acoustifence, but has not heard anything more.

Alderman Scherry said he personally toured the facility and could hear the dogs while he was inside the facility but when he went outside, could no longer hear them.

Ms. Christie discussed the Acoustifence and their policy about excessive barking.

Hearing no further questions, Mayor Mahan closed the public hearing at 7:19 p.m.

- 6) Minutes of Previous Meeting** – March 21, 2017: Alderman Scherry moved and Alderman Weider seconded a motion to approve the minutes for the March 21, 2017 meeting. The minutes were approved unanimously by voice vote.

- 7) Treasurer's Report:** Treasurer Sandy Stephens reported:

Mrs. Stephens asked if there were any questions regarding the warrant.

Hearing no questions, Mrs. Stephens requested that the Board approve the Warrant.

Alderman Scherry moved and Alderman Weider seconded a motion to approve the Warrant.

The Warrant was approved unanimously by voice vote.

8) Community Development Commission Report: Ed Johnson reported:

- Met last month and are working on the Fall Festival and parade.

9) 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 THE SECOND READING AND/OR ADOPTION:

- a) **Bill 1937:** AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE ROCK HILL MUNICIPAL CODE RELATING TO ARCHITECTURAL REVIEW.

City Attorney Paul Martin read **Bill 1937** for a second time by “title” only.

Alderman Wofford moved and Alderman Weider seconded a motion to approve **Bill 1937**.

The Board discussed **Bill 1937**.

The members of the Aldermanic Board voting in favor of the motion were: Weider, Killion, Johnson, and Wofford. The members of the Aldermanic Board voting against the motion were: Scherry. Motion passes with a vote of 4-1. **Bill 1937** becomes **Ordinance 1855**.

10) Fire Department – Fire Chief Kevin Halloran Reported:

- Crews have been busy with inspections and training.
- Participated in Deputy Chief Rae Thurman’s funeral.
- Responded to a couple of fires and have been moving up to Kirkwood frequently.

11) Police Department – Police Chief Don Wickenhauser Reported:

- Posted an ad for a new full-time police officer.
- Car cameras have been installed.
- Sgt. Ferrara will attend Interview and Interrogation training this month.
- The new car should be ordered this week.
- Trivia Night for Matt Crosby was well attended last week.

11) New and Old Business – Mayor and Board of Alderman: City Administrator Jennifer Yackley discussed the existing “No Left Turn” at Lithia and Rock Hill Rd, which was implemented before the current pedestrian signal was installed. The “No Left Turn” was put into place on the recommendation of a traffic study, based on the limited visibility on Lithia approaching Rock Hill Rd. due to geographical issues. The police department was asked to observe traffic there currently. It is a heavily trafficked area during school drop off and pick up times. Staff recommends that “No Left Turn” is prohibited during school hours, on school days.

Alderman Johnson moved and Alderman Weider seconded a motion to install a “No Left

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Turn” from 7:00 a.m. to 3:00 p.m. on school days sign on Lithia at Rock Hill Road. The motion was approved unanimously by voice vote.

Alderman Wofford discussed the problem with parking at the election polls.

12) City Attorney’s Report: Requested a closed session for attorney client communication.

13) City Administrator’s Report:

- Ad for the new facilities will be published in the Legal Ledger tomorrow. Plans will be available April 10. We are on track to open bids May 4th and have a May or June ground breaking.
- Julie Mooney will replace Kathy Marlock beginning April 17th.

14) Mayor’s Report: Congratulated Alderman Johnson, Alderman Wofford, and Alderman Westfall on winning the election. Kirkwood has asked if the City would like to donate to the fireworks display in Kirkwood. Alderman Scherry moved and Alderman Weider seconded a motion that the City will contribute the same amount to the City of Kirkwood’s fireworks display as was contributed last year. The motion was approved unanimously by voice vote. My LOGO will be here on April 13 and 28. Students from Bristol, Steger, and Hudson will be participating. Alderman Wofford and Alderman Johnson will represent the Aldermanic Board.

15) Citizens to Address the Board: none

16) Closed Session: Alderman Scherry moved and Alderman Weider 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 legal actions, causes of action, or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representative and its attorneys. Members of the Aldermanic Board voting in favor of the motion were: Weider, Killion, Johnson, Wofford, and Scherry. Motion passes with a vote of 5-0.

17) Adjournment: The Mayor adjourned the meeting at 7:46 p.m.

Mayor Edward Mahan

Attested to:

Amy Perrin, City Clerk