



CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5100 Fax (573) 883-8105

Re-Zoning Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

(Continued from page 1)

Names and Addresses of All legal owners of tract(s).

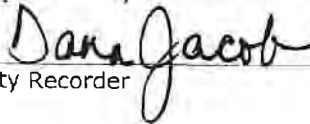
GREG HOLBERT 12449 PAR LN STE GEN
PHILIP LODA 1337 RIVERWALK TRAIL STE GEN

Signatures of All persons listed in Item #2.

GREG HOLBERT	
PRINTED OR TYPED NAME	SIGNATURE
PHILIP LODA	
PRINTED OR TYPED NAME	SIGNATURE
PRINTED OR TYPED NAME	SIGNATURE
PRINTED OR TYPED NAME	SIGNATURE
PRINTED OR TYPED NAME	SIGNATURE
PRINTED OR TYPED NAME	SIGNATURE
PRINTED OR TYPED NAME	SIGNATURE

**State of Missouri
County of Ste. Genevieve**

I hereby certify that the within Instrument
was filed on: **10/27/2017 1:29 PM**
Number of Pages: 3
Fees: \$30.00 Doc # 2017-2983
Peggy Yamnitz, Recorder


Deputy Recorder



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of October, 2017, by and between, Grantor,

BLOOMSDALE BANK

Of the County of Ste. Genevieve, State of Missouri, party of the first part; and Grantees

L & H RENTAL PROPERTIES LLC, a Missouri Limited Liability Company
c/o Greg Hilbert
12449 Par Lane
Ste. Genevieve, MO 63670

Existing under the laws of the State of Missouri, parties of the second part.

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said Grantee, their heirs and assigns, forever, all of the foregoing described property situated in the County of Ste. Genevieve, State of Missouri, to-wit:

Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1, 2 and 6 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri. Also being part of a tract of land as recorded in Document Number: 2015-1979. More particularly described as follows.

Beginning at an Iron Pin marking the Southwest Corner of said tract of land as recorded in Document Number: 2015-1979; thence North 5 degrees, 18 minutes, 10 seconds West with the West Line of said tract of land as recorded in Document Number: 2015-1979, 759.23 feet to an Iron Pipe; thence North 76 degrees, 24 minutes, 28 seconds East with the South Line of Market Street (Old Plank Road), 293.65 feet to an Iron Pin; thence continuing North 76 degrees, 24 minutes, 28 seconds East, 10.00 feet to a point; thence South 27 degrees, 04 minutes, 33 seconds East with the West Line of Coyne Street, 201.09 feet to an Iron Pipe; thence North 75 degrees, 53 minutes, 53 seconds East with a North Line of said tract of land as recorded in Document Number: 2015-1979, 424.95 feet to a Fence Corner Post; thence North 54 degrees, 28 minutes, 03 seconds East, 1.01 feet to an Iron Pin; thence South 27 degrees, 57 minutes, 18 seconds East,

287.30 feet to an Iron Pin in the North Line of a tract of land as recorded in Book 383 at Page 233; thence South 61 degrees, 27 minutes, 00 seconds West with the North Line of said tract of land as recorded in Book 383 at Page 233, 1.00 feet to an Iron Pin; thence South 27 degrees, 57 minutes, 18 seconds East with the West Line of said tract of land as recorded in Book 383 at Page 233, 25.00 feet to a Fence Corner Post marking the Southwest Corner of said tract of land as recorded in Book 383 at Page 233; thence South 61 degrees, 27 minutes, 00 seconds West with the South Line of said tract of land as recorded in Document Number: 2015-1979, 996.12 feet to the point of beginning. Containing 10.22 acres.

Subject to any easements, reservations or restrictions of or not of record.

Also, a non-exclusive easement for ingress and egress over the following described property: Part of U.S. Survey 272 in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County and City, Missouri. Also being part of a 4.75 acre tract of land as recorded in Document Number: 2015-1979. More particularly described as follows: Commencing at an Iron Pin marking the Southeast Corner of said 4.75 acre tract of land as recorded in Document Number: 2015-1979; thence South 61 degrees, 27 minutes, 0 seconds West with the South Line of a tract of land as recorded in Book 383 at Page 233, 580.16 feet to a point; thence North 27 degrees, 57 minutes, 18 seconds West with said tract of land as recorded in Book 383 at Page 233, 25.00 feet to an Iron Pin; thence North 61 degrees, 27 minutes, 0 seconds East with the North of said tract of land as recorded in Book 383 at Page 233, 1.00 feet to an Iron Pin marking the point of beginning; thence North 27 degrees, 57 minutes, 18 seconds West, 16.47 feet to a point; thence North 71 degrees, 36 minutes, 54 seconds East, 93.30 feet to a point in the North Line of said tract of land as recorded in Book 383 at Page 233; thence South 61 degrees, 27 minutes, 0 seconds West with the North Line of said tract of land as recorded in Book 383 at Page 233, 92.00 feet to the point of beginning. Containing 0.02 acres.

ALSO and SUBJECT to a 10 foot wide Drainage and Utility Easement on each side of the East Line of the above following described property, from the South Property Lines to the North Property Lines of the adjoining tracts of land and described as follows: Part of U.S. Survey 272 and Part of Fractional Section 29 in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County and City, Missouri. Also being part of a 4.75 acre tract of land as recorded in Document Number: 2015-1979. More particularly described as follows: Commencing at an Iron Pin marking the Southeast Corner of said 4.75 acre tract of land as recorded in Document Number: 2015-1979; thence South 61 degrees, 27 minutes, 0 seconds West with the South Line of a tract of land as recorded in Book 383 at Page 233, 580.16 feet to a point; thence North 27 degrees, 57 minutes, 18 seconds West with the West Line of said tract of land as recorded in Book 383 at Page 233, 25.00 feet to an Iron Pin marking the point of beginning, being the Northwest Corner of said tract of land as recorded in Book 383 at Page 233; thence North 27 degrees, 57 minutes, 18 seconds West with the West Line of said tract of land as recorded in Document Number: 2015-1979, 287.18 feet to a Fence Corner Post; thence North 54 degrees, 28 minutes, 03 seconds East with the North Line of said tract of land as recorded in Document Number: 2015-1979, 1.01 feet to an Iron Pin; thence South 27 degrees, 57 minutes, 18 seconds East, 287.30 feet to an Iron Pin; thence South 61 degrees, 27 minutes, 0 seconds West with the North Line of a tract of land as recorded in Book 383 at Page 233, 1.00 feet to the point of beginning. Containing 0.01 acres.

Subject to any easements; reservations or restrictions of or not of record.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining thereto, forever, and said Grantor, for itself and their heirs and assigns, does covenant and agree that at the time of the delivery hereof said property is free and clear of all encumbrances and as such it will warrant and defend said property unto said Grantee, their heirs and assigns, forever, against all lawful claims of any and all persons claiming the same or any part thereof by, through, or under said Grantor.

IN TESTIMONY WHEREOF, Bloomsdale Bank has caused these presents to be signed by its Assistant Vice-President, this 27th day of October, 2017.

Bloomsdale Bank

By: Justin J. Dotson, AVP
Justin J. Dotson, Assistant Vice-President

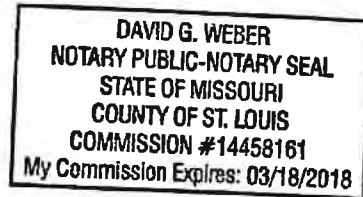
STATE OF MISSOURI)
) ss.
COUNTY OF St. Genevieve)

On this 27th day of October, 2017, before me personally appeared Justin J. Dotson, to me personally known, who being duly sworn did say that he is Assistant Vice-President of Bloomsdale Bank and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors and the said Justin J. Dotson acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal, at my office in aforesaid County and State the day and year first above written.

David G. Weber

Notary Public





State of Missouri
John R. Ashcroft, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC001553920
Date Filed: 8/30/2017
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is:

L & H RENTAL PROPERTIES LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC.," or "LLC")

2. The purpose(s) for which the limited liability company is organized: TO ENGAGE IN ANY LAWFUL BUSINESS

FOR WHICH AN LLC MAY BE ORGANIZED UNDER SECTIONS 347.010 TO 347.187 OF THE MISSOURI LLC ACT

3. The name and address of the limited liability company's registered agent in Missouri is:

GREG HELBERT 12449 PAR LANE STE GENEVIEVE, MO 63670

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: managers members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: PERPETUAL

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

GREG HELBERT 12449 PAR LANE STE GENEVIEVE, MO 63670
PHILIP LOIDA 599 CEDAR LANE STE. GENEVIEVE, MO 63670

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

(Please see next page)

Name and address to return filed document:

Name: GREG HELBERT

Address: 12449 PAR LANE

City, State, and Zip Code: STE GENEVIEVE, MO 63670

ORI-08142017-1643
~~ORI-08142017-1643~~

ORI-08142017-1643 State of Missouri

ORI-08302017-1934 State of Missouri
No of Pages 2 Pages



Creation - LLC/LP/LLP

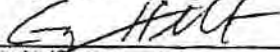
8. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: 7/10/17

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:


Organizer Signature

GREG HELBERT
Printed Name

8/10/17
Date


Organizer Signature

PHILIP LOIDA
Printed Name

8/10/17
Date

Organizer Signature

Printed Name

Date

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS

L & H RENTAL PROPERTIES LLC
LC001553920

filed its Articles of Organization with this office on the 30th day of August, 2017, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 30th day of August, 2017, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 30th day of August, 2017.


Secretary of State





September 15, 2021

L & H Rental Properties LLC
PO Box 31
Ste. Genevieve, MO 63670

Dear Property Owner,

Enclosed please find a letter that was sent to your surrounding property owners. Your attendance is needed at the Planning & Zoning meeting and the Public Hearing for which your request will be discussed if approved by P & Z.

PLANNING & ZONING MEETING
Thursday, October 7, 2021 at 6:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P & Z)
Thursday, October 28, 2021 at 6:00 pm

These meetings will be held at City Hall. If you have any questions please call.

Sincerely,

David Bova
Community Development Administrator

City of Ste. Genevieve
165 S. Fourth Street, Ste. Genevieve, MO 63670
573-883-5400



To: Surrounding Property Owners
From: David Bova, Community Development Administrator
Subject: Request for Property Rezone
Date: September 15, 2021

The Planning and Zoning Commission for the City of Ste. Genevieve, Missouri will hold a meeting on Thursday, October 7, 2021 at 6:00pm at City Hall, 165 S. Fourth Street to consider a Rezoning Request for the following parcel of property:

Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1, 2 and 6 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri. Also known as 175 Coyne Street.

The parcel is currently owned by L & H Rental Properties LLC and is dual-zoned as "I-2" Heavy Industrial and "R-1" Single-Family Residential. L & H Rental Properties LLC wishes to re-zone the entire parcel to "I-2" Heavy Industrial for use as warehousing and freight transportation.

More specifically, the northwestern corner of this parcel, sitting between Coyne Street and MaryEllen Street, and along Market Street, comprises approximately 1.5 acres of the 10.22 total acres of this lot and is zoned differently than the remaining 8.72 acres. The majority of the parcel is currently zoned "I-2" and used for manufacturing and warehousing, and the applicants are asking for the entire parcel to be zoned as such.

If approved by Planning & Zoning, the Rezoning application will then be forwarded to the Mayor and the Board of Aldermen of the City of Ste. Genevieve, Missouri at which time a public hearing will be held on Thursday, October 28, 2021 at 6:00 pm at City Hall, 165 S. Fourth Street. All interested parties are invited to attend.

Sincerely,

David Bova
Community Development Administrator
City of Ste. Genevieve

Surrounding Property Owners

JBJ Investments Properties LLC
Attn: James R Bell
10793 Kimmel Lake Road
Ste. Genevieve, MO 63670-8595

Colby & Derek Crump
153 Mary Ellen
Ste. Genevieve, MO 63670

Steven G & Mary J Wallen
PO Box 218
Bloomsdale, MO 63627

Virginia C Carmack
1220 Market St
Ste. Genevieve, MO 63670

Joggerst Design LLC
18530 River Aux Vases Church Road
Ste. Genevieve, MO 63670

Dennis & Sheila McGowan
1245 Market St
Ste. Genevieve, MO 63670

Sandra Vaeth & Judith Rhinchart; Trustees Mueller Trust
Attn: Bob & Dot Mueller
1225 Market St
Ste. Genevieve, MO 63670

Herzog Properties LLC
Attn: Brian Leo Herzog
798 LaPorte St
Ste. Genevieve, MO 63670

Norman E Gegg
1062 Westwood Dr
Ste. Genevieve, MO 63670

Mark A Naeger
1199 Market St
Ste. Genevieve, MO 63670

Gary Bollinger
1060 Westwood Dr
Ste. Genevieve, MO 63670

Joshua Smith & Samantha Scott
1175 Market St
Ste. Genevieve, MO 63670

James R & Casey J Odem
1058 Westwood Dr
Ste. Genevieve, MO 63670

Pamela A Campbell
1145 Market St
Ste. Genevieve, MO 63670

Donald A & Linda M Pritchard
1056 Westwood Dr
Ste. Genevieve, MO 63670

Jordan & Makayla Miller
1105 Market St
Ste. Genevieve, MO 63670

Walter Mcgee
1054 Westwood Dr
Ste. Genevieve, MO 63670

Timothy & Dorothy Wolk
1095 Market St
Ste. Genevieve, MO 63670

Claussen & Schwent LLC
Attn: Carol Schwent
1052 Westwood Dr
Ste. Genevieve, MO 63670

Andrea Gross
1050 Westwood Dr
Ste. Genevieve, MO 63670

Jesse Drury, III Revocable Trust
766 Rozier St
Ste. Genevieve, MO 63670

Kyle Dickens
1090 Market St
Ste. Genevieve, MO 63670

Neal & Peggy Yamnitz
43 Meyer Lane
Bloomsdale, MO 63627

Registered Rentals – Surrounding tenants

Kyla Vaeth
1203 Market St
Ste. Genevieve, MO 63670

Michael Elbert
1240 Market St
Ste. Genevieve, MO 63670

Jordan & Jamie Miller
1210 Market St
Ste. Genevieve, MO 63670

Christina Hayes
155 MaryEllen St
Ste. Genevieve, MO 63670

(Run October 13th, 2021 – 1 week only)

NOTICE OF PUBLIC HEARING
REZONING

The Mayor and Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing on Thursday, October 28, 2021 at 6:00 p.m. at City Hall, 165 South Fourth Street. The purpose of the hearing will be to consider the Rezoning of the following property from an “R-1” Single Family Residential District to an “I-2” Heavy Industrial District:

Part of U.S. Survey 272 and Part of Fractional Section 29 and Part of Blocks 1, 2 and 6 of Geneva Homesites in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County/City, Missouri. Also known as 175 Coyne Street.

More specifically, the northwestern corner of this parcel, sitting between Coyne Street and MaryEllen Street, and along Market Street, comprises approximately 1.5 acres of the 10.22 total acres of this lot and is zoned differently than the remaining 8.72 acres. The majority of the parcel is currently zoned “I-2” and used for manufacturing and warehousing, and the applicants are asking for the entire parcel to be zoned as such.

All interested parties are invited to attend.

David Bova

From: Greg Hilbert <hilbertgreg@gmail.com>
Sent: Monday, September 13, 2021 12:50 PM
To: dbova@stegenevieve.org
Subject: Proposal for Coyne/Maryellen Zoning

Dave

Our intended future uses for the "rezoned area" are for warehousing use only. Buchheit logistics would utilize this property as a central shipping hub for their logistics fleet and retail stores. This rezoning is a critical step in the process of bringing more jobs and industry back to ste genevieve and back to this property.

Thanks

Greg Hilbert

BILL NO. 4458

ORDINANCE NO.

AN ORDINANCE CALLING FOR THE GENERAL ELECTION OF OFFICERS OF THE CITY OF STE. GENEVIEVE, MISSOURI TO BE HELD APRIL 5, 2022 AND PROVIDING NOTICE TO THE GENERAL PUBLIC.

WHEREAS, state election laws and the Code of Ordinances of the City of Ste. Genevieve require that the City of Ste. Genevieve call for an election of officers to be conducted on April 5, 2022.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:

SECTION 1: The annual election of the officers of the City of Ste. Genevieve, Missouri shall be held on April 5, 2022 in conformity with section 79.030 RSMO 2000. At said election there shall be elected:

1. A member of the Board of Aldermen from the First Ward for the full term of two years.
2. A member of the Board of Aldermen from the Second Ward for the full term of two years.
3. A member of the Board of Alderman from the Third Ward for the full term of two years.
4. A member of the Board of Aldermen from the Fourth Ward for the full term of two years.

SECTION 2: All persons desiring to be candidates for such offices, all persons desiring their names to be and appear as candidates for such offices upon the city ticket of the election aforesaid shall file their names within the City and with the City Clerk of Ste. Genevieve, Missouri at her office in the City Hall at 165 S. Fourth Street, Ste. Genevieve, Missouri.

Filing shall commence on:

December 7, 2021 at 8:00 a.m.

And shall close on:

December 28, 2021 at 5:00 p.m.

The office of the City Clerk will not be open on Saturdays or Sundays or those days declared a holiday by the City of Ste. Genevieve.

SECTION 3: Persons who, after filing their names wish to withdraw as such candidates must file their notice of withdrawal with the City Clerk in her office no later than 5:00 p.m. on December 28, 2021.

SECTION 4: The filing fee for candidates shall be \$25.00. In case of withdrawal of a candidate, there shall be no refund. All filing fees shall be paid to the City Clerk at the time of filing.

SECTION 5: The City Clerk shall certify such information as may be necessary to the Ste. Genevieve County Clerk no later than 5:00 p.m. on the tenth Tuesday prior to the election and they shall conduct the election in accordance with the statutes of the State of Missouri relating to Fourth Class Cities.

SECTION 6: Before December 7, 2021 the City Clerk shall notify the general public of the opening file date, the offices to be filled, the proper place for filing and the closing filing date of the election, all pursuant to and in conformance with RSMO Section 115.127.5 and Chapter 105: Election of the Code of Ordinances of the City of Ste. Genevieve.

SECTION 7: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION 8: That all ordinances or parts of ordinance in conflict herewith are hereby repealed.

SECTION 9: If any section, subsection, sentence, clause, phrase or portion of this ordinance for any reason, held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

DATE OF FIRST READING: _____

DATE OF SECOND READING: _____

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS _____ DAY OF _____, 2021 BY A ROLL CALL VOTE AS FOLLOWS:

VOTE

**ALDERMAN GARY SMITH
ALDERWOMAN SUSAN JOHNSON
ALDERMAN ROBERT DONOVAN
ALDERMAN MIKE JOKERST
ALDERMAN JEFF EYDMANN
ALDERMAN MIKE RANEY
ALDERWOMAN ASHLEY ARMBRUSTER
ALDERMAN JOE PRINCE**

___ Yes ___ No ___ Absent

Approved as to form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

BILL NO. 4459

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO A LETTER OF AGREEMENT AND SCOPE OF SERVICES WITH SEMO REGIONAL PLANNING COMMISSION FOR AN UPDATE TO THE STE. GENEVIEVE COMPREHENSIVE PLAN.

WHEREAS, the City of Ste. Genevieve (“City”) currently utilizes for reference and guidance the Comprehensive Plan completed in 1997; and

WHEREAS, a comprehensive plan is intended to serve as a general guide to the community in directing growth and development; and

WHEREAS, the Southeast Missouri Regional Planning Commission (“RPC”) will conduct internal and public hearings and meetings to fashion a plan for the City to reference for growth and development; and

WHEREAS, the scope of services has a total cost of \$55,000 with a match from RPC’s CARES Funds to help offset the cost of this plan update making the City’s share of the project \$27,500.00; and

WHEREAS, the Board of Aldermen have reviewed and budgeted for a new comprehensive plan as part of the FY2022 budget and believe it in the best interests of the city to update the City’s comprehensive plan.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen hereby approve the “Letter of Agreement” for an updated Comprehensive Plan attached as Exhibit “A” and the Scope of Services attached as Exhibit “B” and authorizes the Mayor to enter into the Agreement for professional services with the Southeast Missouri Regional Planning Commission.

SECTION 2. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its date of passage.

SECTION 3. REPEALER. All ordinance and parts thereof in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. SEVERABILITY. The invalidity of any section, clause, sentence or provision of this ordinance shall be given effect without such invalid part or parts.

DATE OF FIRST READING: _____.

DATE OF SECOND READING: _____.

PASSED AND APPROVED THIS ___ DAY OF _____, 2021 BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

ALDERMAN GARY SMITH
ALDERWOMAN SUSAN JOHNSON
ALDERMAN MIKE JOKERST
ALDERMAN BOB DONOVAN
ALDERMAN MIKE RANEY
ALDERMAN JOE PRINCE
ALDERWOMAN ASHLEY ARMBRUSTER
ALDERMAN JEFF EYDMANN

___ YES ___ NO ___ ABSENT

APPROVED AS TO FORM:

Paul Hassler, Mayor

Mark Bishop, City Attorney

ATTEST:

REVIEWED BY:

Pam Meyer, City Clerk

Happy Welch, City Administrator



Southeast Missouri REGIONAL PLANNING & ECONOMIC DEVELOPMENT COMMISSION

1 WEST ST. JOSEPH ST. ♦ P.O. BOX 366 ♦ PERRYVILLE, MO 63775
(573) 547-8357 ♦ FAX (573) 547-7283
E-MAIL semorpc@semorpc.org ♦ WEBSITE www.semorpc.org

November 10, 2021

Mr. Happy Welch
City Administrator
City of Ste. Genevieve
165 S. 4th St.
Ste. Genevieve, Missouri 63670

RE: Letter of Agreement and Scope of Services For Ste. Genevieve 2022 Comprehensive Plan

Dear Mr. Welch:

I am sending this letter of agreement, as well as a proposed scope of services, for the Comprehensive Plan for the City of Ste. Genevieve. If acceptable, please sign and return two copies to our office. We will deliver a fully executed copy to you.

This Scope of Services has a cost of \$55,000. As previously discussed, the RPC will provide a match of \$27,500 from its CARES funds to help offset the cost of this plan development. This means the city's share of the project cost will be \$27,500. We anticipate having the plan completed within eighteen (18) months of the final execution of this Letter of Agreement.

Thank you for considering the Commission for this study. We look forward to working with you and your team on this project. If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Drew Christian
Deputy Director

Enclosure

Agreed to this ____ day of _____, 2021, by the City of Ste. Genevieve,

By _____
PAUL HASSLER, Mayor

Attest _____
Pam Meyer, City Clerk

Agreed to this ____ day of _____, 2021, by the SEMO Regional Planning Commission.

By _____
JEREMY TANZ, Exec Dir

Attest _____
REBECCA PECAUT, Exec Assistant

Scope of Services A

This Scope of Services is appended to and made a part of a letter of agreement by and between the City of Ste. Genevieve and the Southeast Missouri Regional Planning and Economic Development Commission for provision of planning services to develop a comprehensive plan for the city pursuant to the terms hereof.

The Commission agrees to provide the following services:

1. Conduct kick-off meetings with city staff and elected officials to determine general goals and objectives for the city.
2. Create a schedule with milestones to be achieved during the planning process to track progress of the plan development.
3. Conduct public meetings throughout the plan development process to solicit public input and feedback on various topics.
4. Develop and provide any maps or surveys needed during city and public meetings.
5. Develop a professional comprehensive plan for the City of Ste. Genevieve consistent with industry standards for municipalities in the State of Missouri, that will include chapters on:
 - a. Planning Program
 - b. Physical Environment
 - c. Population
 - d. Economic Analysis
 - e. Existing Land Use
 - f. Future Land Use
 - g. Transportation Plan
 - h. Community Facilities
 - i. Tourism
 - j. Disaster Resiliency & Recovery
 - k. Capital Improvements
 - l. Strategic Plan
 - m. Implementation Plan
6. Conduct all field work as needed to complete plan, including land use assessments, housing assessments, transportation assessment, etc.
7. Develop maps and other documents as needed to supplement the plan.
8. Provide ten (10) hard copies of the plan, plus digital copies of the plan and all supporting documents.

BILL NO. 4460

ORDINANCE NO.

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR JAMISON & LINDSEY WALKER THAT WILL ALLOW GUEST LODGING AT 170 SERAPHIN STREET.

WHEREAS, Jamison & Lindsey Walker are requesting a Special Use Permit that will allow Guest Lodging at 170 Seraphin Street, which is currently located in a R-2 General Residential Zone District; and

WHEREAS, the Planning & Zoning Commission recommended approval (6-Yes 0-No 2-Absent) at the November 9, 2021 meeting with the terms and conditions stated in Exhibit “A”, attached to and made part of this ordinance.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:

SECTION ONE. The Board of Aldermen hereby approves the Special Use Permit request by Jamison & Lindsey Walker that will allow guest lodging at 170 Seraphin Street with the terms and conditions stated on “Exhibit A”.

SECTION TWO. This ordinance shall be in full force and effect from and after its date of passage by the Board of Aldermen.

SECTION THREE. All ordinances and parts thereof that are in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION FOUR. The invalidity of any section, sentence, or provision of this ordinance shall not affect the validity of any other part of this ordinance which can be give effect with such invalid part or parts.

DATE OF FIRST READING: _____.

DATE OF SECOND READING: _____.

PASSED AND APPROVED THIS _____ DAY OF _____, 20__ BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

ALDERMAN SUSAN JOHNSON
ALDERMAN GARY SMITH
ALDERMAN ROBERT DONOVAN
ALDERMAN MIKE JOKERST
ALDERMAN JEFF EYDMANN
ALDERMAN MIKE RANEY
ALDERWOMAN ASHLEY ARMBRUSTER
ALDERMAN JOSEPH PRINCE

_____ Yes _____ No _____ Absent

Approved as to form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

City of Ste. Genevieve
REVIEW AND RECOMMENDATION
From the
PLANNING & ZONING COMMISSION

APPLICANTS NAME: Jamison & Lindsey Walker

ADDRESS: 170 Seraphin. Ste. Genevieve. MO 63670

BRIEF DESCRIPTION OF REQUEST: To operate a guest lodging establishment

DATE OF REQUEST: October 22, 2021

RECOMMENDATION

THE STE GENEVIEVE PLANNING & ZONING COMMISSION RECOMMENDS THAT THIS APPLICATION BE:

APPROVED () DENIED () TABLED

PLEASE INDICATE ANY TERMS OR CONDITIONS AFFECTING THE APPROVAL OF THIS APPLICATION

Terms & Conditions

1. Prior to Occupancy, the dwelling may not be occupied until any applicable building permits and occupancy permit are issued. The Occupancy Permit shall be renewed annually and shall include a property inspection under the City-adopted International Property Maintenance Code. Occupancy inspections prior to each guest arrival are not required.
2. Owners shall maintain a business license with the City of Ste. Genevieve under Municipal Code Chapter 605 Business Licensing. Owners shall be current on all City lodging tax payments.
3. Owners shall provide in a conspicuous location within the lodging unit at all times an operable ABC 5 lb. fire extinguisher.
4. Owners shall insure prior to each guest arrival, that exterior lighting at the entry door and stairway is operable.
5. No amplified music shall be played outside after 10 pm.
6. Owners shall post in a conspicuous location within the dwelling rules and conditions posted herein for guests to observe. It shall contain emergency telephone numbers of the Owners, the Police Department and Fire Department. It shall include a copy of the current Occupancy Permit. Owners shall provide phone number and address of the City of Ste. Genevieve's Building Department for any complaints about the condition of the property or services provided incident to the guests' stay.

7. Owner shall provide empty and clean trash receptacles at the property on the first day of each booked guest period for guest use. Owner shall legally dispose of guest trash and recyclables within 24 hours of any guest departure. Legal disposal includes storage of accumulated trash in approved receptacles or containers in such manner as not to create a nuisance. Trash receptacles shall not be placed at the street curb except on designated days by the Solid Waste hauler.
8. Signage identifying the guest lodging home shall be small and simple in nature and be attached to the structure so as to easily identify the entrance to the unit.
9. The applicant is to provide not less than two (2) off-street parking spaces for use by guests.
10. The exterior yard shall be maintained at all times.

IF PERMIT IS TO BE DENIED, WHAT ARE THE REASONS FOR DENIAL:

VOTE OF THE COMMISSION MEMBERS RECORDED AS FOLLOWS:

COMMISSIONERS	YES	NO	ABSENT	ABSTAIN
Gary Roth, Chairman	X	—	—	—
Carl Kinsky	X	—	—	—
Joseph Prince, Alderman	—	—	X	—
Anthony Grass	X	—	—	—
Kristi Cleghorn	X	—	—	—
Gina Bryant	X	—	—	—
Justin Donovan	X	—	—	—
Kathleen Waltz	—	—	X	—



 Gary Roth, Chairman

11-9-21

 Date



STAFF REPORT

November 9, 2021

Submitted by David Bova, Community Development Administrator
Ste. Genevieve Planning & Zoning Commission

SPECIAL USE PERMIT
170 Seraphin

SPECIAL USE PERMIT: To operate a guest lodging establishment at 170 Seraphin Street, a single family residential structure.

R-2 General Residential District

Owner: Jamison & Lindsey Walker
1550 Hudson Road
Madison, TN 37115

Applicant: Jamison & Lindsey Walker

Legal Description: See attached.

Size of Lot: 0.36 acre, 15,600 Sq. Ft. (+/-) / South line 100' (+/-), West line 160', North line 100' East line 160' (+/-).



REQUEST:

To receive a Special Use Permit to operate a guest lodging establishment.

BACKGROUND

- The property is located in an R-2 General Residential Zone District.
- The property is bordered on the south and west side by a residential apartment complex within the R-2 General Residential Zone. The property is bordered on the north side by Seraphin Street and other residential structures on the opposite side of Seraphin that are in the R-2 General Residential Zone. The property is bordered on the east side by a residential lot and then Hillcrest Drive also within the R-2 General Residential District.
- The property is a contributing structure within the Ste. Genevieve National Register Boundary and sits within the Ste. Genevieve National Landmark District. It was built c. 1910.
- The structure's current use is as a single family residence.
- The parking area is accessed off of Seraphin Street and is approximately 22' wide and 36' deep and offers parking for at least four (4) vehicles.
- **Municipal Code Section 405.060 (A) (1) (d) (2) R-2 – General Residential District Regulations provides:** (1) Use Regulations. A building or premises shall be used only for the following purposes: (d) Following uses with special use permit only: (2) Rooming house, boarding house or guest lodging.

- **Municipal Code Section 405.020** DEFINITIONS defines Guest Lodging as: A lodging establishment renting guest rooms or units only to transient guests and having fewer than ten (10) guest rooms; and defines Transient Guest as: Any person who rents and occupies a guest room in a guest lodging establishment for period of less than thirty-one (31) days during any twelve (12) month period.
- **Municipal Code Section 405.170 (A) (14)** Off Street Parking Regulations states (A) No building shall be erected, enlarged to the extent of increasing the floor area by as much as fifty percent (50%), or changed in use unless there is provided on the lot space for the parking of automobiles or trucks in accordance with the following minimum requirements. (14) Rooming or Lodging Home or Guest Lodging. One (1) parking space for each two (2) sleeping rooms. This structure has four (4) bedrooms and would require a minimum of two (2) parking spaces.
- **Municipal Code Section 405.200 (A)** Special Use Regulations provides: (A) Subject to the provisions of this Section, the Board of Alderman of the City of Ste. Genevieve may, after public hearing before the Board of Aldermen and after study and report by the City Planning and Zoning Commission, authorize special uses in any district as herein qualified from which the uses are otherwise prohibited based on whether such building or use will:
 1. Substantially increase traffic hazards or congestion.
 2. Adversely affect the character of the neighborhood.
 3. Substantially increase fire hazards
 4. Adversely affect the general welfare of the community.
 5. Overtax public utilities.
 6. Be in conflict with the Comprehensive City Plan
- **Municipal Code Section 405.200 (D) (19)** Special Use Regulations provides: (D) The following special uses are authorized providing they comply with all the regulations set forth in this Chapter for the district in which such use is located.... (19) Any "C" District use in a "R-2" District or "I-2" District.
- **Municipal Code Section 405.205 (F)** Table Summary of Permitted Signs allows Guest Lodging signs within an R-2 District.

PROJECT DESCRIPTION

The owners, Jamison & Lindsey Walker, wish to operate a guest lodging establishment, commonly known as a "VRBO" or "AirBNB", within the single family residential structure at 170 Seraphin Street.

Specific Findings of Fact:

It is hereby found that the requested use, with the below-stated terms and conditions:

1. Will not substantially increase traffic hazards or congestion.
2. Will not adversely affect the character of the neighborhood.
3. Will not substantially increase fire hazards.
4. Will not adversely affect the general welfare of the community.
5. Will not overtax public utilities.
6. Does not conflict with the Comprehensive City Plan

7. Offers adequate off street parking.

It is further found that the uses proposed are consistent with the letter and intent of the Municipal Ordinance.

RECOMMENDATION:

Staff recommends the following Standard Motion: "Motion to APPROVE Special Use Permit 002-22 with the conditions listed in the staff report":

Conditions:

1. Prior to Occupancy, the dwelling may not be occupied until any applicable building permits and occupancy permit are issued. The Occupancy Permit shall be renewed annually and shall include a property inspection under the City-adopted International Property Maintenance Code. Occupancy inspections prior to each guest arrival are not required.
2. Owners shall maintain a business license with the City of Ste. Genevieve under Municipal Code Chapter 605 Business Licensing. Owners shall be current on all City lodging tax payments.
3. Owners shall provide in a conspicuous location within the lodging unit at all times an operable ABC 5 lb. fire extinguisher.
4. Owners shall insure prior to each guest arrival, that exterior lighting at the entry door and stairway is operable.
5. No amplified music shall be played outside after 10 pm.
6. Owners shall post in a conspicuous location within the dwelling rules and conditions posted herein for guests to observe. It shall contain emergency telephone numbers of the Owners, the Police Department and Fire Department. It shall include a copy of the current Occupancy Permit. Owners shall provide phone number and address of the City of Ste. Genevieve's Building Department for any complaints about the condition of the property or services provided incident to the guests' stay.
7. Owner shall provide empty and clean trash receptacles at the property on the first day of each booked guest period for guest use. Owner shall legally dispose of guest trash and recyclables within 24 hours of any guest departure. Legal disposal includes storage of accumulated trash in approved receptacles or containers in such manner as not to create a nuisance. Trash receptacles shall not be placed at the street curb except on designated days by the Solid Waste hauler.
8. Signage identifying the guest lodging home shall be small and simple in nature and be attached to the structure so as to easily identify the entrance to the unit.
9. The applicant is to provide not less than two (2) off-street parking spaces for use by guests.
10. The exterior yard shall be maintained at all times.

Note: Staff recommendation does not constitute Commission action

SUP002-22

CITY OF STE.GENEVIEVE, MISSOURI

165 S. Fourth Street
Ste. Genevieve, MO 63670
Phone (573) 883-5400 Fax (573) 883-8105

Special Use Permit Application

FEE: \$50.00
PAID:

DATE RECEIVED: 11/13/2021

RECEIVED
2021

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION A.

1. Street Address of Tract or Tracts:
170 Seraphin St Ste Genevieve, Mo

2. Names and Addresses of All legal owners of tract(s).
Jamison & Lindsay Walker
1550 Hudson Rd
Madison Tn 37115

3. Current Zoning Classification:
A (Agricultural) I-1 (Light Industrial)
MH (Mobil Home Park) I-2 (Heavy Industrial)
R-1 (Single Family Residential) C-1 (General Commercial)
R-2 (General Residential) C-2 (Central Business)
C-4 (Neighborhood Commercial)

4. Is this property located in a historic district? Yes No

5. Signatures of All persons listed in Item #2.
Jamison Walker [Signature]
PRINTED OR TYPED NAME SIGNATURE
Lindsay Walker [Signature]
PRINTED OR TYPED NAME SIGNATURE

6. Contact for Application:
Name: Jamison B Walker
Address: 1550 Hudson Rd. Madison Tn 37115
Phone: 202 344 4576

I state upon my oath that all the information contained in this application is true and correct:

CITY OF STE. GENEVIEVE, MISSOURI


165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Special Use Permit Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)



Applicant's Signature

SECTION B.

1. Legal description of tract(s)
*located at 170 Scripps. lot 15 103 Ft X 150 Ft.
With a garage family house in the North East corner*
2. Attach to this application a **scaled plat** of the tract(s), with **all** of the following information included:
 - a: All boundary dimensions
 - b: All adjoining streets and alleys.
 - c: All present improvements.
 - d: All intended improvements.
 - e: All adjoining and cornering property lines and references to all owners listed in

Section C.

SECTION C:

1. Names and addresses of all adjoining property owners. (Include land which corners on tract or which is across streets or alley-ways). (**Use or attach additional pages if necessary**)

With this application, the applicant must provide to the Planning and Zoning Administrator a stamped, plain business (legal-size) envelope addressed to each adjoining property owner.

ATTACHED

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Special Use Permit Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION D.

1. State the use to which this tract will be put if the SUP is granted. Attach plans, pictures, and/or drawings.

170 Seraphim will be used as a vacation
Home to my wife and I when visiting Don & Millie Rapp
When not used by the family the house will be an Air BnB

2. Is a transfer of the ownership of the tract dependent upon the granting of the SUP?

YES NO

3. Please indicate if the proposed use will involve any of the following:

- Gasoline Storage and/or use
 Storage and/or use of other flammable liquids
 Storage and/or use of explosives or chemicals
 Advertising signs or other display
 Fence
 Machinery or heavy equipment
 Trash/refuse/garbage generation

Please explain if any of the items above are indicated: _____

4. What other uses will exist on the premises? will be used as airbnb

5. Has there been a prior application for rezoning, special use permit or variance for this tract?

If so, give the date and state the prior action taken.

no

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Special Use Permit Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION E.

1. State the reason why you believe the requested Special Use Permit will be beneficial to you and/or the neighborhood. If you believe that a hardship will result if the SUP is denied, please elaborate.

Ste Gen is being added from. Additional housing
will be needed. The property will also be a vacation home for
my family

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Special Use Permit Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

THIS SECTION TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

Application Address: 170 SERAPHIN

Applicant Name: JAMISON & LINDSEY WALKER

Date of Planning and Zoning Meeting: 11/9

Planning and Zoning Commission: Approved Denied

Date of Board of Alderman Meeting: 11/18/21 Approved Denied

Received By: DB Date & Time 10/22/21

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Special Use Permit Application

SUP002-22

PLEASE PRINT OR TYPE (BLACK INK ONLY)

POLICE CHIEF'S REVIEW

1. In your opinion, will the proposed use substantially increase traffic or congestions?

() YES (Please Explain Below)

(X) NO

2. Please indicate if there are other law enforcement concerns:

N/A


Police Chief's Signature

10-28-2021
Date

FIRE CHIEF'S REVIEW

1. In your opinion, will the proposed use substantially increase fire hazards?

() YES (Please Explain Below)

() NO

2. Please indicate if there are other fire protection concerns:

Fire Chief's Signature

Date

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Special Use Permit Application

SUP 002-22

PLEASE PRINT OR TYPE (BLACK INK ONLY)

POLICE CHIEF'S REVIEW

1. In your opinion, will the proposed use substantially increase traffic or congestions?

() YES (Please Explain Below)

() NO

2. Please indicate if there are other law enforcement concerns:

Police Chief's Signature

Date

FIRE CHIEF'S REVIEW

SUP 002-22

1. In your opinion, will the proposed use substantially increase fire hazards?

() YES (Please Explain Below)

NO

2. Please indicate if there are other fire protection concerns:

NONE



Fire Chief's Signature

10/27/21

Date



**State of Missouri
County of Ste. Genevieve**

I hereby certify that the within Instrument
was filed on: **9/28/2021 10:14 AM**
Number of Pages: 2
Fees: \$27.00 Doc # 2021-3685
Peggy Yarnitz, Recorder

Peggy Yarnitz
Deputy Recorder

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 28th day of September, 2021
By and between Grantor,

BRIAN GRAY and EMILY GRAY, husband and wife

Of the County of Ste. Genevieve, in the State of Missouri, party or parties of the first part and
Grantee,

JAMESON WALKER and LINDSEY WALKER, husband and wife
1550 Hudson Road
Madison, TN 37115

Of the County of Davidson, in the State of Missouri, party or parties of the second part.

WITNESSETH, that the party or parties of the first part, for and in consideration of the
sum of One Dollar and other valuable considerations paid by the said party or parties of the
second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT,
BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second
part, the following described Real Estate, situated in the County of Ste. Genevieve and State of
Missouri, to-wit:

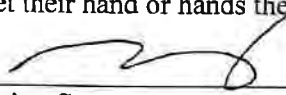
All such part of Survey Number 312 in the City of Ste. Genevieve, County and State aforesaid,
described as follows, to-wit: Begin at a point in the South line of a Street 30 feet wide, East 75
feet distant, from the Northeast corner of Survey Number 284; thence in an Easterly direction,
say South 82 1/2 degrees East with South line of said Street, 100 feet to a corner; thence South 7
1/2 degrees West 160 feet to a corner; thence North 82 1/2 degrees West 100 feet to a corner;
thence North 7 1/2 degrees East 160 feet to the beginning corner.

Being the same lot acquired by said William V. Palmer by deed dated July 28, 1927, recorded in
Book 97 at Page 361 of the land records of Ste. Genevieve County, Missouri.

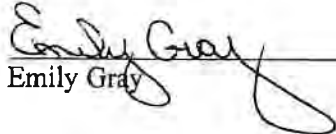
TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the
same belonging, unto the said party or parties of the second part, and to the heirs and assigns of
such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and their heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.



Brian Gray



Emily Gray

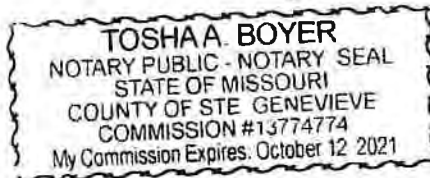
STATE OF MISSOURI)
) ss.
COUNTY OF STE. GENEVIEVE)

On this 28th day of September, 2021, before me personally appeared Brian Gray and Emily Gray, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary



Adjoining Property Owners to 170 Seraphin

Paul A & Judy A McElyea
197 Seraphin St
Ste. Genevieve, MO 63670

William J & Patricia Naeger
233 Seraphin St
Ste. Genevieve, MO 63670

Ste. Genevieve Associates I
PO Box 68
Clarkton, MO 63837-0068

WCF LLC
8665 Jersey Lane
Bloomsdale, MO 63627

Kurt Hogenmiller
18787 Highway 144
Ste. Genevieve, MO 63670

Registered rental units adjoining property:

Robert Pratte
150 Seraphin St
Ste. Genevieve, MO 63670

Maria Alvarez
199 Seraphin St
Ste. Genevieve, MO 63670



October 26, 2021

Jamison & Lindsey Walker
1550 Hudson Road
Madison, TN 37115

Mr. & Mrs. Walker,

Enclosed please find a letter that was sent to the surrounding property owners of 170 Seraphin Street regarding your request for a special use permit. Your attendance is needed at the Planning & Zoning meeting and the Public Hearing for which your request will be discussed.

PLANNING & ZONING MEETING
Tuesday, November 9th at 5:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P&Z)
Thursday, November 18th at 6:00 pm

These meetings will be held at City Hall. If you have any questions please call.

Sincerely,

David Bova
Community Development Administrator

City of Ste. Genevieve
165 S. Fourth Street, Ste. Genevieve, MO 63670
573-883-5400



To: Surrounding Property Owners
From: David Bova, Community Development Administrator
Subject: Request for Special Use Permit
Date: October 26, 2021

Jamison and Lindsey Walker are requesting a Special Use Permit to operate a guest lodging house, commonly known as "Vacation Rental By Owner" or "AirBnb" at 170 Seraphin Street, which is in an R-2 General Residential zoning district. Such use is permitted in an R-2 Residential Zoned District with a Special Use Permit.

The Planning and Zoning Commission for the City of Ste. Genevieve, Missouri will hold a public meeting on this request on Tuesday, November 9th at 5 pm at City Hall, 165 S. Fourth Street.

If approved by the Planning and Zoning Commission, The Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing on the recommendations of the Planning and Zoning Commission on Thursday, November 18th at 6:00 pm at City Hall, 165 S. Fourth Street.

All interested parties are invited to attend.

Sincerely,

David Bova
Community Development Director

Run week of October 27 – 1 week only

NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission of the City of Ste. Genevieve, Missouri will hold a public meeting on Tuesday, November 9, 2021 at 5:00 PM at City Hall, 165 S. Fourth Street.

The Mayor and the Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing on Thursday, November 18, 2021 at 6:00 p.m. at City Hall, 165 South Fourth Street.

The purpose of this hearing is to consider a request from Jamison and Lindsey Walker for a special use permit to allow guest lodging at 170 Seraphin Street in an R-2 General Residential District.

All interested parties are invited to attend.

BILL NO. 4461

ORDINANCE NO.

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR MARSHALL & JINETTE BRAUTIGAM THAT WILL ALLOW GUEST LODGING AT 409 LECOMPTE STREET.

WHEREAS, Marshall & Jinette Brautigam are requesting a Special Use Permit that will allow Guest Lodging at 409 LeCompte Street, which is currently located in a R-1 Single Family Residential Zone District; and

WHEREAS, the Planning & Zoning Commission recommended approval (6-Yes 0-No 2-Absent) at the November 9, 2021 meeting with the terms and conditions stated in Exhibit "A", attached to and made part of this ordinance.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:

SECTION ONE. The Board of Aldermen hereby approves the Special Use Permit request by Marshall & Jinette Brautigam that will allow guest lodging at 409 LeCompte Street with the terms and conditions stated on "Exhibit A".

SECTION TWO. This ordinance shall be in full force and effect from and after its date of passage by the Board of Aldermen.

SECTION THREE. All ordinances and parts thereof that are in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION FOUR. The invalidity of any section, sentence, or provision of this ordinance shall not affect the validity of any other part of this ordinance which can be give effect with such invalid part or parts.

DATE OF FIRST READING: _____.

DATE OF SECOND READING: _____.

PASSED AND APPROVED THIS _____ DAY OF _____, 20__ BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

ALDERMAN SUSAN JOHNSON
ALDERMAN GARY SMITH
ALDERMAN ROBERT DONOVAN
ALDERMAN MIKE JOKERST
ALDERMAN JEFF EYDMANN
ALDERMAN MIKE RANEY
ALDERWOMAN ASHLEY ARMBRUSTER
ALDERMAN JOSEPH PRINCE

____ Yes ____ No ____ Absent

Approved as to form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

SEAL

Reviewed by:

Pam Meyer, City Clerk

Happy Welch, City Administrator

City of Ste. Genevieve
REVIEW AND RECOMMENDATION
From the
PLANNING & ZONING COMMISSION

APPLICANTS NAME: Marshall & Jinette Brautigam

ADDRESS: 409 LeCompte, Ste. Genevieve, MO 63670

BRIEF DESCRIPTION OF REQUEST: To operate a guest lodging establishment

DATE OF REQUEST: October 13, 2021

RECOMMENDATION

THE STE GENEVIEVE PLANNING & ZONING COMMISSION RECOMMENDS THAT THIS APPLICATION BE:

APPROVED

DENIED

TABLED

PLEASE INDICATE ANY TERMS OR CONDITIONS AFFECTING THE APPROVAL OF THIS APPLICATION

Terms & Conditions

1. Prior to Occupancy, the dwelling may not be occupied until any applicable building permits and occupancy permit are issued. The Occupancy Permit shall be renewed annually and shall include a property inspection under the City-adopted International Property Maintenance Code. Occupancy inspections prior to each guest arrival are not required.
2. Owners shall maintain a business license with the City of Ste. Genevieve under Municipal Code Chapter 605 Business Licensing. Owners shall be current on all City lodging tax payments.
3. Owners shall provide in a conspicuous location within the lodging unit at all times an operable ABC 5 lb. fire extinguisher.
4. Owners shall insure prior to each guest arrival, that exterior lighting at the entry door and stairway is operable.
5. No amplified music shall be played outside after 10 pm.
6. Owners shall post in a conspicuous location within the dwelling rules and conditions posted herein for guests to observe. It shall contain emergency telephone numbers of the Owners, the Police Department and Fire Department. It shall include a copy of the current Occupancy Permit. Owners shall provide phone number and address of the City of Ste. Genevieve's Building Department for any complaints about the condition of the property or services provided incident to the guests' stay.