

CITY OF STE. GENEVIEVE LIQUOR LICENSE APPLICATION

DATE OF APPLICATION: 4-12-2022

Type of License Requested: (please check appropriate box)

General License

- | | |
|--|-----------|
| <input type="checkbox"/> Intoxicating Liquor by the Drink (all kinds) | \$ 250.00 |
| <input type="checkbox"/> Malt Liquor/Light Wines by the Drink | \$ 75.00 |
| <input type="checkbox"/> Malt Liquor Original Package | \$ 75.00 |
| <input checked="" type="checkbox"/> Intoxicating Liquor (all kinds) Original Package | \$ 100.00 |
| <input type="checkbox"/> Consumption on Premises "Set-Up" places | \$ 90.00 |

Additional Fees

- | | |
|--|-----------|
| <input type="checkbox"/> Microbrewery | \$ 375.00 |
| <input type="checkbox"/> Manufacturing not in excess of 22% of alcohol by weight | \$ 300.00 |
| <input type="checkbox"/> Manufacturing, distilling, or blending of intoxicating liquors | \$ 675.00 |
| <input type="checkbox"/> Sale of malt liquor or intoxicating liquor by wholesaler to
duly licensed retailer | \$ 375.00 |

Sunday Sales

- | | |
|---|-----------|
| <input type="checkbox"/> Original Package | \$ 150.00 |
| <input type="checkbox"/> Restaurant/Bars | \$ 150.00 |
| <input type="checkbox"/> Amusement Places | \$ 150.00 |

Name and address of business: Oberle Meats
21529 Hwy 37, Ste. Genevieve, MO 63670

Name of Managing Officer and home address Adam Oberle
12388 Par Ln., Ste. Genevieve, MO 63620

Phone 573-837-2316 Date of Birth 6/29/90 Driver's License Number:

A. INDIVIDUAL

1. Name Adam Oberle
2. Phone Number 573-883-5656
3. Driver's License Number _____
4. Present home address 12388 Par Ln, Ste. Genevieve, MO 63620
5. Number of years at above address 6
6. Date of birth 6/29/1990
7. Are you a citizen of the United States of America? YES NO
8. Have you ever been convicted of a felony? YES NO If yes, for each instance please explain fully (attach additional sheets if necessary)
9. Are you an assessed tax paying citizen of Ste. Genevieve, Missouri? YES NO
10. Have you been the holder of a license to manufacture or sell intoxicating liquor or beer which has been revoked or suspended? YES NO If yes, please attach additional sheet(s) and explain fully _____
11. Have you been convicted for a violation of the provisions of any law in any state applicable to the manufacture, distribution, sale, and/or possession of intoxicating or non-intoxicating alcohol? YES NO If yes, please attach additional sheet(s) and explain fully _____
12. Have you been convicted for a violation of the provisions of any law in any state applicable to the distribution, sale, and/or possession of any controlled substance(s) or dangerous drug(s)? YES NO If yes please attach additional sheet(s) and explain fully _____

B. PARTNERSHIP/LLC/CORPORATION

1. Name of Company Oberle Meats Inc.
2. Date of formation: 6/03/2020
3. State of formation: Corporation
4. Registered agent: James Krieller
5. Registered address PO Box 487, Ste. Genevieve, MO 63620

6. Names, addresses and positions of all officers and directors (attach additional sheets if necessary):

<u>Stephen Oberle</u>	<u>11780 Royal Oak Ct.</u>	<u>President</u>
Name	Address	Position
<u>Adam Oberle</u>	<u>12388 Par. Ln.</u>	<u>Vice President</u>
Name	Address	Position
<u>William Oberle</u>	<u>1325 Riverwoods Tr.</u>	<u>Secretary</u>
Name	Address	Position

7. Please provide the names and addresses of all partners/shareholders/stockholders (attach additional sheets if necessary):

Name	Address	Position
Stephen Oberle	11780 Royal Oak Ct.	President
Adam Oberle	12388 Par Ln.	Vice President
William Oberle	1325 Riverwoods Tr.	Secretary
Name	Address	Position

8. Does any other person or company have any financial interest in this company?
 YES NO If yes, please state names, address, and nature of interest.
 (attach additional sheets if necessary) _____
9. Does this company have any financial interest in any other company? YES NO
 If yes please state name, address, and nature of interest (attach additional sheets if necessary) _____
10. Has the corporation been the holder of a license to manufacture or sell intoxicating liquor or beer which has been revoked? YES NO If yes, please explain
 (attach sheets as necessary) _____
11. For each individual identified in numbers 6, 7, and 8 above, please answer all of the questions in Subsection B on additional sheets and attach to this application.

The applicant has read this application and fully understands, that said license will be subject to all of the ordinances of the City of Ste. Genevieve pertaining to the operation of said business and agrees that he/she will abide by all lawful ordinances, regulations, and rules adopted by the City of Ste. Genevieve relating to the conduct of said business, that he/she is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true. It is understood and agreed that the license when and if issued shall be subject to revocation for cause by the Board of Aldermen and when and if lawfully revoked the City shall in no event return any part of the license fee paid for such license and such license fee shall be forfeited to the City.

Ad. Oberle
 Signature of Applicant

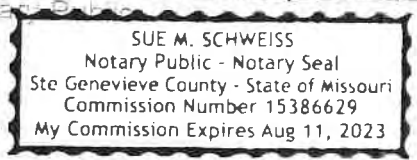
Ad. Oberle
 Signature of Owner

Comes now Adam Oberle the applicant of lawful age, being first duly sworn under oath and states that he/she has read the foregoing application and fully understands the same, and that the answers and statements given are true and correct. Applicant agrees to comply with the provisions of the Codified Ordinances of the City of Ste. Genevieve, Missouri relating to the sale and distribution of intoxicating liquor and non-intoxicating

Subscribed and sworn to before me this 12th day of April 2022

Sue M. Schweiss
 Notary Public

8-11-2023
 My Commission Expires



BILL NO. 4492

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AMENDING
SCHEDULE III - PARKING RESTRICTIONS TABLE III – E “HANDICAPPED
PARKING” AS SET FORTH BELOW.**

WHEREAS, the City has had prior requests creating handicapped parking spots for individual residents;
and

WHEREAS, now those residents are no longer in need of the handicapped parking spots; and

WHEREAS, with the recommendation of City Staff it is in the best interest to amend Schedule III
Parking Restrictions Table III-E Handicapped Parking as set forth below to remove those handicapped
restrictions.

**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 authorize the removal of the following handicapped
parking restrictions from the Ste. Genevieve Code of Ordinances, Schedule III Parking Restrictions Table
III-E:

Memorial Drive - in front of 799 Memorial Drive on the east side

25 N. Fourth Street – Handicapped Parking

SECTION 2 EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its
date of passage by the Board of Aldermen.

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

SECTION 4 SEVERABILITY. The invalidity of any section, sentence or provision of this
ordinance shall not affect the validity of any part of this ordinance which can be given effect without such
invalid part or parts.

DATE OF FIRST READING: May 12, 2022.

DATE OF SECOND READING: _____.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS ____ DAY OF _____, 2022.

VOTE

- ALDERWOMAN KRISTI CLEGHORN
- ALDERWOMAN SUSAN JOHNSON
- ALDERMAN BOB DONOVAN
- ALDERMAN MIKE JOKERST
- ALDERMAN MIKE RANEY
- ALDERMAN JEFF EYDMANN
- ALDERMAN JOE PRINCE
- ALDERWOMAN ASHLEY ARMBRUSTER

____ AYES ____ NAYS ____ ABSENT

Approved As To Form:

Paul Hassler, Mayor

Mark Bishop, City Attorney

Attest:

Reviewed By:

Pam Meyer, City Clerk

Happy Welch, City Administrator

BILL NO. 4495

ORDINANCE NO.

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CLARE BAUMAN & ARMANDO GUIZAR THAT WILL ALLOW GUEST LODGING AT 89 SERAPHIN STREET.

WHEREAS, Clare Bauman & Armando Guizar are requesting a Special Use Permit that will allow Guest Lodging at 89 Seraphin Street, which is currently located in a R-2 General Residential Zone District; and

WHEREAS, the Planning & Zoning Commission recommended approval (5-Yes 0-No 2-Absent 1 Abstain) at the May 5, 2022 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 Clare Bauman & Armando Guizar that will allow guest lodging at 89 Seraphin Street with the terms and conditions stated in "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

ALDERWOMAN SUSAN JOHNSON
ALDERWOMAN KRISTI CLEGHORN
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: Clare Bauman & Armando Guizar

ADDRESS: 89 Seraphin. Ste. Genevieve, MO 63670

BRIEF DESCRIPTION OF REQUEST: To operate a guest lodging establishment

DATE OF REQUEST: April 21, 2022

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	<u>X</u>	---	---	---
Carl Kinsky	---	---	---	<u>X</u>
Joseph Prince, Alderman	---	---	<u>X</u>	---
Anthony Grass	<u>X</u>	---	---	---
Amanda Hutchings	<u>X</u>	---	---	---
Gina Bryant	<u>X</u>	---	---	---
Justin Donovan	<u>X</u>	---	---	---
Kathleen Waltz	---	---	<u>X</u>	---



 Gary Roth, Chairman

5-5-22

 Date



STAFF REPORT

May 5, 2022

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

SPECIAL USE PERMIT
89 Seraphin

SPECIAL USE PERMIT: To operate a guest lodging establishment at 89 Seraphin Street, a single family residential structure.

R-2 General Residential District

Owner: Robert & Stephanie Lawrence
89 Seraphin Street
Ste. Genevieve, MO 63670

Applicant: Clare Bauman & Armando Guizar
6950 Rosanna Street
Gilroy, CA 95020

Legal Description: See attached.

Size of Lot: 0.38 acre, 16,750 Sq. Ft. (+/-) / South line 62.5' (+/-), West line 290', North line 62.5' East line 290.5' (+/-).



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 side by a vacant wooded lot within the R-2 General Residential Zone. The property is bordered on the east and west side by residential lots with single family homes within the R-2 General Residential District. 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. One of the residential structures across Seraphin (296 S Main) also has a guest lodging SUP.
- 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. 1920.
- The structure's current use is as a single family residence.
- There is a driveway which is accessed from Seraphin Street and is approximately 11' wide and 70' deep and leads to a detached two car garage; altogether, there is 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 three (3) 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) (23) 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.... (23) All uses by which special use permits are required by other Sections of this Chapter.
- **Municipal Code Section 405.205 (F) Table Summary of Permitted Signs** allows Guest Lodging signs within an R-2 District.

PROJECT DESCRIPTION

The applicants, Clare Bauman and Armando Guizar, wish to operate a guest lodging establishment, commonly known as a "VRBO" or "AirBNB", within the single family residential structure at 89 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 005-22 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.

CITY OF STE.GENEVIEVE, MISSOURI

165 S. Fourth Street
Ste. Genevieve, MO 63670
Phone (573) 883-5100 Fax (573) 883-8105
Special Use Permit Application

SUP005-22

FEE: \$50.00
PAID:



PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION A.

1. Street Address of Tract or Tracts:
89 Seraphin St. Ste Genevieve MO. 63670

2. Names and Addresses of All legal owners of tract(s).
Clare Bauman 6950 Rosanna St. Gilroy, CA 95020
Armando Guizar 6950 Rosanna St. Gilroy, CA 95020

3. Current Zoning Classification:

A (Agricultural) <input type="checkbox"/>	I-1 (Light Industrial) <input type="checkbox"/>
MH (Mobil Home Park) <input type="checkbox"/>	I-2 (Heavy Industrial) <input type="checkbox"/>
R-1 (Single Family Residential) <input type="checkbox"/>	C-1 (General Commercial) <input type="checkbox"/>
R-2 (General Residential) <input checked="" type="checkbox"/>	C-2 (Central Business) <input type="checkbox"/>
C-4 (Neighborhood Commercial) <input type="checkbox"/>	

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

5. Signatures of All persons listed in Item #2.

<u>CLARE BAUMAN</u> PRINTED OR TYPED NAME	<u>Clare Bauman</u> SIGNATURE
<u>ARMANDO GUIZAR</u> PRINTED OR TYPED NAME	<u>Armando Guizar</u> SIGNATURE

6. Contact for Application:
Name: Clare Bauman NICK BAUMAN - 314 - 604 8279. StGen
Address: 6950 Rosanna St. Gilroy, CA 95020
Phone: 573-517-2877

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)

Olave Bauman

Applicant's Signature

SECTION B.

1. Legal description of tract(s)

See attached B1

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.

Carol Coin - 80 Seraphin

Lois HOGAN - 2120- B3 - ST MARYS BLVD Jefferson

Florence Meyer Rev. Trust 304 Hillcrest City

Glenn & Angela Dalton, 300 Hillcrest

Dustin & Jane Martin, 71 Oakwood

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.

See attached (D1.)

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? NONE

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. There is another vacation rental in neighborhood.

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.

See E1.

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: 89 Seraphin

Applicant Name: Clare Bauman & Armand Guizan

Date of Planning and Zoning Meeting: 5/5/22

Planning and Zoning Commission: Approved Denied

Date of Board of Alderman Meeting: 5/26 Approved Denied

Received By: DB

Date & Time: 2/21 2pm

To City of Ste Genevieve:

April 21, 2022

This application for Special Use Permit is being submitted to request that a vacation rental home be made at 89 Seraphin St. Genevieve, MO 67670.

- I Clare Bauman am purchasing the property with my husband Armando Guizar. The sale will not go through until May 2, 2022. We live in CA at this time but will be moving to MO at the end of 2022. My son Nick Bauman will be the property manager. He lives at 23120 GIESLER LN APT 4
- SAINT MARY, MO 63673-9039. His number is 314-604-8279. See Answers below to questions.

B1. We do not have the scaled plat yet but will get it upon closing the sale.

C1. Adjoining properties.

Carol Coin - 80 Seraphin St. Ste. Genevieve MO. 63670

Lois Hogan - 2120 B3 St. Mary's Blvd. Jefferson City MO 65109.

City or county owns land on one side of property.

D1. The tract will be used as a vacation rental. It will be rented out and monitored by Nick Bauman.

D2. We do not own the building yet.

D3. We would like to put up a privacy fence so not to disturb any neighbors and to provide privacy.

E1. We would like to have permission to get a special request for special use permit. It will be beneficial to Ste Genevieve in the form of taxes, fees and tourism. My son and daughter in law have 2 vacation rentals and are very successful.

Note: There is already a vacation rental in the neighborhood.

We will ensure that this is a well-run establishment with no crime, no trouble, and will follow all rules.

I'm including the appraisal which has pictures of the home and yard.

Thank you,

Clare Bauman



573-517-2877

---ge The Insurance Company

SCHEDULE C

File Number: 0719-047

Policy Number: 7230672-217882364

The Land referred to in this policy is described as follows:

All that part of U.S. Survey No. 211, described as follows, to-wit: Begin at the Northwest corner of said U.S. Survey No. 211; thence North 76 degrees 45 minutes East along the South line of Seraphin Street 50 feet to a point for corner; thence South 3 degrees 05 minutes East 290 feet, more or less; to a point in the South line of said U.S. Survey No. 211; thence South 75 degrees 15 minutes West 50 feet to the Southwest corner of said U.S. Survey No. 211; thence North 3 degrees 05 minutes West 290 feet 6 inches to the place of beginning.



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

I hereby certify that the within Instrument
was filed on: **9/6/2019 3:00 PM**
Number of Pages: 2
Fees: \$27.00 Doc # 2019-2472
Peggy Yarnitz, Recorder

Peggy Yarnitz
Deputy Recorder

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 6th day of September, 2019
By and between Grantor,

THOMAS W. BLECKLER and ROSE M. BLECKLER, husband and wife

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

**ROBERT G. LAWRENCE AND STEPHANIE M. LAWRENCE, TRUSTEES OF THE
LAWRENCE JOINT REVOCABLE TRUST U/A APRIL 11, 2019**
89 Seraphin
Ste. Genevieve, MO 63670

Of the County of Ste. Genevieve, 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 that part of U.S. Survey No. 211, described as follows, to-wit: Begin at the Northwest corner
of said U.S. Survey No. 211; thence North 76 degrees 45 minutes East along the South line of
Seraphin Street 50 feet to a point for corner; thence South 3 degrees 05 minutes East 290 feet,
more or less; to a point in the South line of said U.S. Survey No. 211; thence South 75 degrees
15 minutes West 50 feet to the Southwest corner of said U.S. Survey No. 211; thence North 3
degrees 05 minutes West 290 feet 6 inches to the place of beginning.

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.

Adjoining Property Owners to 89 Seraphin

Carol Coin
80 Seraphin
Ste. Genevieve, MO 63670

Lois Hogan
2120B3 St. Marys Road
Jefferson City, MO 65109

Florence Meyer Rev. Living Trust
304 Hillcrest
Ste. Genevieve, MO 63670

Glenn & Angela Dalton
300 Hillcrest
Ste. Genevieve, MO 63670

Steven Hollars
299 S Main
Ste. Genevieve, MO 63670

Dustin & Jayne Martin
71 Oakwood
Ste. Genevieve, MO 63670



To: Surrounding Property Owners
From: David Bova, Community Development Administrator
Subject: Request for Special Use Permit
Date: April 28, 2022

Clare Bauman and Armando Guizar are requesting a Special Use Permit to operate a guest lodging house, commonly known as "Vacation Rental By Owner" or "AirBnb" at 89 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 Thursday, May 5th at 6 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, May 26th at 6:00 pm at City Hall, 165 S. Fourth Street.

All interested parties are invited to attend.

Sincerely,

David Bova
Community Development Director

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



April 28, 2022

Clare Bauman & Armando Guizar
6950 Rosanna St.
Gilroy, CA 95020

Ms. Bauman & Mr. Guizar

Enclosed please find a letter that was sent to the surrounding property owners of 89 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
Thursday, May 5th at 6:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P&Z)
Thursday, May 26th 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

Run week of May 4th – 1 week only

NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission of the City of Ste. Genevieve, Missouri will hold a public meeting on Thursday, May 5th, 2022 at 6:00 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, May 26th, 2022 at 6:00 p.m. at City Hall, 165 South Fourth Street.

The purpose of this hearing is to consider a request from Clare Bauman and Armando Guizar for a special use permit to allow guest lodging at 89 Seraphin Street in an R-2 General Residential District.

All interested parties are invited to attend.

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

SUP005-22

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

4/29/2022

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

SUP005-22

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

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

5/2/22
Date

BILL NO. 4496

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF STE. GENEVIEVE MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO SIGN A SPECIAL WARRANTY DEED THAT TRANSFERS OWNERSHIP OF 49.04 ACRES ALONG PROGRESS PARKWAY FROM THE STE. GENEVIEVE COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION TO THE CITY OF STE. GENEVIEVE AND AUTHORIZING A FUTURE ACCESS EASEMENT.

WHEREAS, City of Ste. Genevieve (“City”) has been working with the Chamber of Commerce Industrial Development Corporation (“IDC”) regarding land use and the lack of new housing development in the city limits; and

WHEREAS, the IDC contracted a study that showed limited new housing prospects in the city and how new development positively impacts a community; and

WHEREAS, the Ste. Genevieve Catholic Church Real Estate Corporation (“Church”) owns vacant property east of the City’s property on Progress Parkway; and

WHEREAS, the City and Church have discussed a land swap with comparable croplable acreage for the Church to continue farming and the City making available developable property for single family dwellings; and

WHEREAS, the developable property would be in line with the Comprehensive Plan for future road and housing development; and

WHEREAS, upon the recommendation of City staff, the Board of Aldermen after review and consideration believe it is in the best interest of the City of Ste. Genevieve as Grantee to agree with a Special Warranty Deed drafted by the Church as part of a land swap.

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

SECTION 1. The Board of Aldermen hereby authorizes the City Administrator to sign a Special Warranty Deed, attached as Exhibit “A” that will transfer property from the Ste. Genevieve County Catholic Church Real Estate Corporation to the City of Ste. Genevieve.

SECTION 2. The Board also approves the future thirty foot (30’) wide access easement for Church use that will connect from the future Parkwood Street extension extending east to an existing roadway adjacent to the current baseball field as included in Exhibit “A”.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its date of passage.

SECTION 4. REPEALER. All ordinances and parts thereof in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. 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 _____, 2022 BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:

VOTE

- ALDERWOMAN KRISTI CLEGHORN**
- ALDERWOMAN SUSAN JOHNSON**
- ALDERMAN MIKE JOKERST**
- ALDERMAN BOB DONOVAN**
- ALDERMAN JEFF EYDMANN**
- ALDERMAN MIKE RANEY**
- ALDERMAN JOE PRINCE**
- ALDERWOMAN ASHLEY ARMBRUSTER**

__ YES __ NO __ ABSENT

APPROVED AS TO FORM:

Paul Hassler, Mayor

Mark Bishop, City Attorney

REVIEWED BY:

Pam Meyer, City Clerk

Happy Welch, City Administrator

(Space Above This Line Reserved for Recording Data)

Title of Document: Special Warranty Deed

Date of Document: _____, 2022

Grantor: STE. GENEVIEVE COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, a Missouri nonprofit corporation, as Trustee under Indenture of Trust, Ste. Genevieve County Catholic Church Real Estate Trust dated June 23, 2003, whose address is 20 Archbishop May Drive, St. Louis, Missouri, 63119.

Grantor's Address: 20 Archbishop May Drive, St. Louis, MO 63119

Grantee: City of Ste. Genevieve, Ste. Genevieve, MO

Grantee's Address: 165 S Fourth Street, Ste Genevieve, MO 63670

Legal Descriptions: See Exhibit A.

After Recording, Please Return To:

Brandon S. Rothkopf
Archdiocese of St. Louis
20 Archbishop May Drive
St. Louis, MO 63119

SPECIAL WARRANTY DEED

This Deed is made and entered into as of this _____ day of _____, 2022, by and between the STE. GENEVIEVE COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, a Missouri nonprofit corporation, as Trustee under Indenture of Trust, St. Genevieve County Catholic Church Real Estate Trust dated June 23, 2003, whose address is 20 Archbishop May Drive, St. Louis, Missouri, (“**Grantor**”) and the City of Ste Genevieve, Missouri, whose address is 165 S. Fourth Street, Ste Genevieve, Missouri (“**Grantee**”).

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by Grantee, the receipt, sufficiency, and adequacy of which are hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the following described realty situated in the COUNTY OF STE. GENEVIEVE and STATE OF MISSOURI, to-wit:

See Exhibit A.

Subject to existing building lines, liens, easements, conditions, covenants and restrictions of record, and zoning regulations, and any general taxes for the calendar year in which this Deed is executed and thereafter, if any, and any special taxes becoming a lien after the date this Deed is executed, if any.

EASEMENT: A 30’-0” wide Access Easement, the exact location and description of which is to be mutually agreed upon by Grantor and by any owner, its successors, heirs and assigns of such party or parties forever, shall be provided as generally depicted on Exhibit B to provide access to the adjacent parcel and sports field.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to the successors, heirs and assigns of such party or parties forever. Grantor hereby COVENANTS that Grantor shall and will forever WARRANT

AND DEFEND title to the real estate unto Grantee and Grantee's successors, heirs, and assigns against the lawful claims and demands of all persons claiming by, through, or under Grantor, but none other, and excepting, however, the general taxes for the calendar year 2021 and thereafter, and special taxes becoming a lien after the date of this Deed.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

STE. GENEVIEVE COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, a Missouri nonprofit corporation, as Trustee under Indenture of Trust, St. Genevieve County Catholic Church Real Estate Trust dated June 23, 2003, whose address is 20 Archbishop May Drive, St. Louis, Missouri,

By: _____
Rev. Msgr. Dennis R. Stehly

State of Missouri)
) SS.
County of)

On this ____ day of _____, 2022, before me personally appeared Rev. Msgr. Dennis R. Stehly, to me being personally known, who, being by me duly sworn did say that he is the President of The STE. GENEVIEVE COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, a Missouri nonprofit corporation, as Trustee under Indenture of Trust, St. Louis Genevieve Catholic Church Real Estate Trust dated June 23, 2003, whose address is 20 Archbishop May Drive, St. Louis, Missouri, and that he has the authority to execute the foregoing instrument on behalf of The STE. GENEVIEVE COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, a Missouri nonprofit corporation, as Trustee under Indenture of Trust, St. Genevieve County Catholic Church Real Estate Trust dated June 23, 2003, whose address is 20 Archbishop May Drive, St. Louis, Missouri, and acknowledges that he executed the same as his free act and deed and as the free act and deed of The ST. GENEVIEVE COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, a Missouri nonprofit corporation, as Trustee under Indenture of Trust, St. Genevieve County Catholic Church Real Estate Trust dated June 23, 2003, whose address is 20 Archbishop May Drive, St. Louis, Missouri.

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

Notary Public

My term expires:

IN WITNESS WHEREOF, the said Grantee has hereunto set its hand the day and year first above written.

GRANTEE:

City of Ste Genevieve, Ste Genevieve, MO,

By: _____

Title: _____

State of Missouri)
) SS.
County of)

On this ____ day of _____, 2022, before me personally appeared _____, to me being personally known, who, being by me duly sworn did say that he/she is the City Administrator of the City of Ste Genevieve, MO, and that he/she has the authority to execute the foregoing instrument on behalf of the City of Ste Genevieve, MO, and acknowledges that he/she executed the same as his/her free act and deed and as the free act and deed of the City of Ste Genevieve, MO.

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

Notary Public

My term expires:

EXHIBIT A

LEGAL DESCRIPTION

Part of US Survey 3253 in Township 38 North, Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County, Missouri. Also being part of a tract of land as recorded in Book 27 at Page 446. More particularly described as follows:

Commencing at a MLS Monument marking the Southeast Corner of US Survey 100; thence North 18 degrees, 21 minutes, 42 seconds West with the East Line of said Survey, 975.06 feet to an Iron Pin in the North Line of Progress Parkway marking the point of beginning; thence North 18 degrees, 21 minutes, 42 seconds West with the West Line of said US Survey 3253, 951.74 feet to a Stone; thence North 17 degrees, 43 minutes, 39 seconds West with said West Line, 197.87 feet to a MLS Monument; thence North 17 degrees, 30 minutes, 48 seconds West with said West line, 581.16 feet to a Stone marking the Southeast Corner of Lot 1 of said US Survey 3253; thence North 71 degrees, 41 minutes, 37 seconds East with North Line of said US Survey 3253, 1,595.25 feet to an Iron Pin, thence South 11 degrees, 42 minutes, 48 seconds West, 248.29 feet to an Iron Pin; thence South 00 degrees, 13 minutes, 04 seconds West; 392.85 feet to an Iron Pin; thence South 13 degrees, 03 minutes, 30 seconds West, 163.63 feet to an Iron Pin; thence South 24 degrees, 46 minutes 30 seconds West, 217.59 feet to an Iron Pin; thence South 01 degrees, 26 minutes, 20 seconds West, 168.30 feet to an Iron Pin; thence South 09 degrees, 38 minutes, 34 seconds East, 212.45 feet to an Iron Pin; thence South 00 degrees, 26 minutes, 25 seconds West, 235.68 feet to an Iron Pin; thence South 11 degrees, 09 minutes, 25 seconds East, 321.61 feet to an Iron Pin in the North Line of Progress Parkway; thence with said North Line of Progress Parkway, South 70 degrees, 30 minutes 29 seconds West, 422.45 feet to an Iron Pin; thence with a circular curve to the right having a radius of 969.94 feet for a length of 226.83 feet to an Iron Pin; thence South 83 degrees, 54 minutes, 27 seconds West, 172.59 feet to an Iron Pin; thence with a circular curve to the left having a radius of 1,029.94 feet for a length of 102.03 feet to the point of beginning.

Containing 49.04 acres.

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

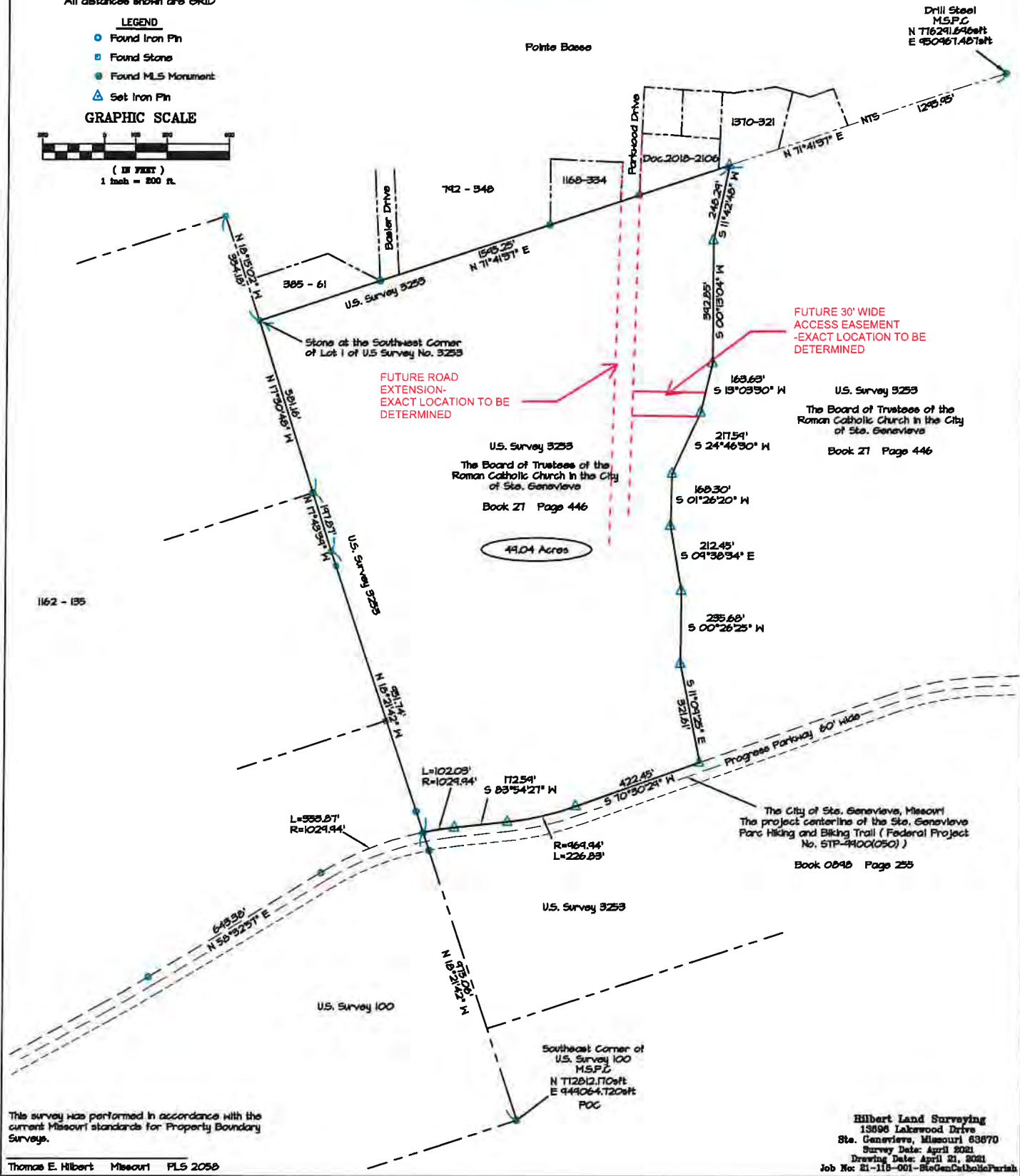
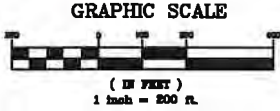
Part of U.S. Survey 3253, in Township 36 North,
 Range 9 East of the Fifth Principal Meridian in Ste. Genevieve County, Missouri
 (Survey Ordered by: Ste. Genevieve Catholic Parish)

EXHIBIT B



Grid North
 NAD 83 (2011) MOSS MO 2401
 Grid Factor: .999934470
 All distances shown are GRID

- LEGEND**
- Found Iron Pin
 - Found Stone
 - Found MLS Monument
 - △ Set Iron Pin



This survey was performed in accordance with the current Missouri standards for Property Boundary Surveys.