



April 24, 2023

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

Mr. & Mrs. Martin,

Enclosed please find a letter that was sent to the surrounding property owners of 495 Jefferson 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 4th at 6:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P&Z)
Thursday, May 25th at 6:00 pm

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Bova', with a horizontal line extending to the right.

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: April 24, 2023

Jayne & Dustin Martin are requesting a Special Use Permit to operate a guest lodging house, commonly known as "Vacation Rental By Owner" or "AirBnb" at 495 Jefferson Street, which is in an R-1 Single Family Residential zoning district. Such use is permitted in an R-1 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 4th at 6:00 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 25th at 6:00 pm at City Hall, 165 S. Fourth Street.

All interested parties are invited to attend.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Bova", is written over a horizontal line.

David Bova
Community Development Director

Run week of May 3 – 1 week only

NOTICE OF PUBLIC HEARINGS

The Planning & Zoning Commission of the City of Ste. Genevieve, Missouri will hold a public meeting on Thursday, May 4, 2023 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 25, 2023 at 6:00 p.m. at City Hall, 165 South Fourth Street.

The purpose of this meeting & hearing is to consider the following requests.

A request from Jayne and Dustin Martin for a special use permit to allow guest lodging at 495 Jefferson Street in an R-1 Single Family Residential District.

A request from the Knights of Columbus, Council 1037 for a special use permit to erect a 4' x 10' monument-type, internally illuminated, changeable sign at 600 Market St, Ste. Genevieve, MO 63670 in an R-2 General Residential District.

All interested parties are invited to attend.

BILL NO. 4561

ORDINANCE NO.

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE KNIGHTS OF COLUMBUS COUNCIL 1037 THAT WILL ALLOW A 4' X 10' MONUMENT TYPE, INTERNALLY ILLUMINATED CHANGEABLE SIGN AT 600 MARKET STREET IN A R- 2 GENERAL RESIDENTIAL DISTRICT.

WHEREAS, Ste. Genevieve Knights of Columbus, Council 1035 is requesting a Special Use Permit that will allow a 4' x 10' monument type internally illuminated changeable sign at 600 Market Street which is in a R-2 General Residential District; and

WHEREAS, the Planning & Zoning Commission recommended approval (5-Yes 0-No 3-Absent) at the May 4, 2023 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 the Ste. Genevieve Knights of Columbus Council 1035 that will allow the placement of a 4' x 10' monument type internally illuminated changeable sign at 600 Market Street which is in a R-2 General Residential District 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

- ALDERMAN GARY SMITH**
- ALDERWOMAN KRISTI CLEGHORN**
- ALDERMAN ROBERT DONOVAN**
- ALDERMAN ERIC BENNETT**
- ALDERMAN JEFF EYDMANN**
- ALDERMAN MIKE RANEY**
- ALDERMAN JOE STEIGER**
- ALDERMAN JOSEPH PRINCE**

_____ **Yes** _____ **No** _____ **Absent**

Approved as to form:

Brian Keim , 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: Knights of Columbus, Council 1037 Building Association

ADDRESS: 600 Market, Ste. Genevieve, MO 63670

BRIEF DESCRIPTION OF SPECIAL USE REQUEST: To install a 4'x10' internally lit, freestanding monument-type, changeable sign.

DATE OF REQUEST: April 20, 2023

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 construction, applicant must submit sign permit application and construction documents in accordance with Municipal Code and be issued a Sign Permit.
2. Abide by all regulations in Municipal Code regarding signs including:
 - a. Every sign permitted shall be kept in good condition and repair.
 - b. Any sign structure that has no message or no sign face for a continuous period of six (6) months or more or for which has advertisement that no longer applies shall be considered an abandoned sign and removed within thirty (30) days after written notification.

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	<input checked="" type="checkbox"/>	—	—	—
Carl Kinsky	<input checked="" type="checkbox"/>	—	—	—
Gary Smith, Alderman	<input checked="" type="checkbox"/>	—	—	—

Anthony Grass
June Ewing
Justin Donovan
Kathleen Waltz
Open Position

X

X

X

X

8



Gary Roth, Chairman

5-4-2023

Date



STAFF REPORT

May 4, 2023

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

SPECIAL USE PERMIT
600 Market

SPECIAL USE PERMIT: To install a 4' x 10' internally lit, freestanding, monument-type sign at 600 Market Street.

R-2 General Residential District

Owner: Council 1037 Bldg. Assn.
PO Box 221
Ste. Genevieve, MO 63670

Applicant: Donny Stuppy, Knights of
Columbus



Legal Description: See attached.

Size of Lot: 1.13 acres, 49,208 Sq. Ft.(+/-). Front of lot along Market Street 360' (+/-), East side of lot 110' (+/-), South side of lot 400' (+/-), and West side of lot 193' (+/-).

REQUEST:

To receive a Special Use Permit to erect a 4' x 10' freestanding, monument-type, internally lit, changeable sign at 600 Market Street.

DATA:

- The property is bordered by a combination of commercial and residential properties. Specifically, it is bordered to the north by Market Street and across Market by a majority residential properties and also Memorial Cemetery, all lying within the R-2 General Residential District. It is bordered to the east and south by other residential properties and additional property owned by the Knights of Columbus, also all within the R-2 District. It is bordered to the west by a commercial property, the city public works building and maintenance yard, which lies within the C-2 Central Business District.
- The proposed sign is not digital LED which is only permitted in specific areas of the city. Illuminated signs, including internally-lit, are permitted throughout all zoning districts.
- The property sits within the National Register Historic District. The Knights of Columbus building that sits on the lot behind this front lot is considered a contributing structure within the NRHD. This sign has been granted a Certificate of Appropriateness per the Historic Preservation ordinance.
- The applicant currently has a freestanding sign, approximately 4' x 4' on site near the area where the new sign is proposed. The proposed freestanding monument-type sign will sit approximately 25' east of this existing sign and the existing sign will be removed. Reference the sketch included with the application for general placement relative to the other sign.

- The proposed sign would be used to promote KC organization events, community events, and parish events On-premise signs are allowed within an R-2 District.
- The proposed sign would be a freestanding monument-type sign (see diagram below). Freestanding signs are allowed within an R-2 District with a Special Use Permit. The proposed sign would also be internally lit, which is also allowed within an R-2 District.
- The proposed sign placement would sit approximately 10' from the property line along Market Street & approximately 6' from the sidewalk, slightly closer to the sidewalk than the existing freestanding sign pictured below.
- The applicant plans to install a timing device so that the internal illumination would shut off overnight, after 10pm.
- **Municipal Code Section 405.205 (A) 1 Purpose** states "Signs constitute a separate and distinct use of the premises upon which they are placed and also affect the use of adjacent roads, streets, walkways and other properties. The provisions of this sign ordinance are made to establish reasonable and objective regulations for all signs in this municipality which are visible to the public, in order to protect the general public health, safety, welfare, convenience and aesthetics. The ordinance is also intended to serve the public's need to be given helpful directions, and to be informed of available products, businesses, and services."
- **Municipal Code Section 405.205 (B) (13) Definitions** defines a Freestanding sign as "The general term for any sign which is permanently affixed to the ground and on a foundation. It is supported on a foundation by one (1) or more upright poles or braces, and is not attached to a building or any other structure."
- **Municipal Code Section 405.205 (B) (23) Definitions** defines a Monument sign as " A freestanding sign with a base affixed to the ground, with no open space between the sign and the ground. Such signs may be two-sided.
- **Municipal Code Section 405.205 (C) Applicability** states "A sign may be erected, placed, established, painted, created or maintained in the jurisdiction only in conformance with the standards, procedures, exemptions and other requirements of this Article. These regulations apply to both commercial and non-commercial messages."
- **Municipal Code Section 405.205 (E) (9) General Provisions** states "Signs, including supports, shall be set back from any right-of-way or access easement at least ten (10) feet, with the exception of signs within the "C-2" Central Business District." The proposed sign would be minimally 10' from the Market Street ROW.
- **Municipal Code Section 405.205 (F) Table Summary Of Permitted Signs** provides that on-premises "Freestanding/monument" sign types are permitted within an R-2 Zone District with a Special use Permit.
- **Municipal Code Section 405.200 (A) Special Use Regulations** states "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 (B)** states: “If the Board’s finding should be negative to the above, then the application may be granted; if affirmative as to any subject, then such permit shall be denied. In the granting of a special use permit, the Board of Aldermen may impose, and the Planning and Zoning Commission may recommend, appropriate conditions and safeguards as may be deemed necessary to ensure compliance with the requirements of the zoning ordinance and to protect adjacent property and conserve property values.”
 - **Municipal Code Section 405.200 (D)** states the following 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.”

PROJECT DESCRIPTION

The applicant, Knights of Columbus, Council 1037, wishes to place a 4’ x 10’ double-sided, internally lit, changeable, free-standing monument-type sign on the property at 600 Market in order to identify their property and promote on-premise and other local events to the community.

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

RECOMMENDATION:

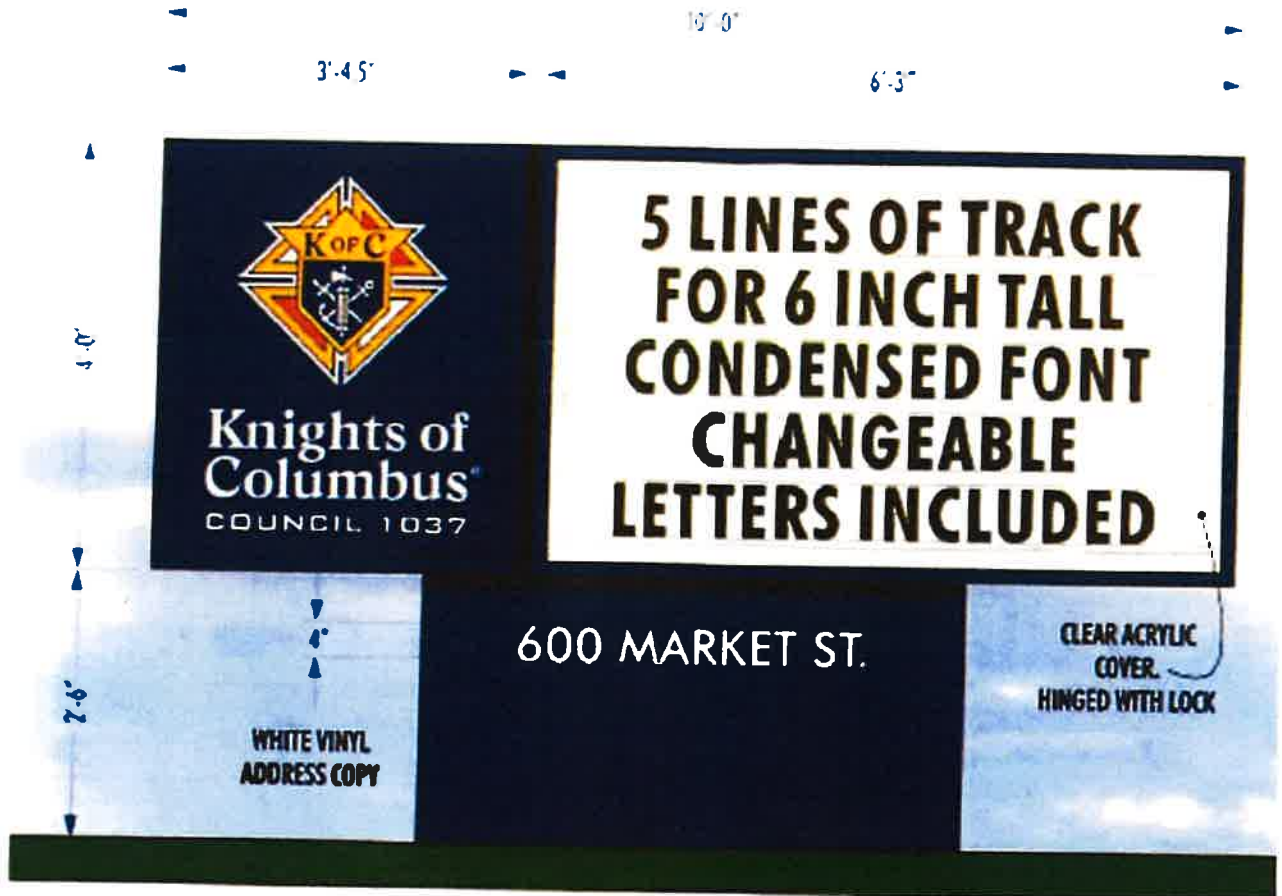
Staff recommends the following Standard Motion: **APPROVAL** conditioned on the following:

Terms and Conditions:

1. Prior to construction, applicant must submit sign permit application and construction documents in accordance with Municipal Code and be issued a Sign Permit.
2. Abide by all regulations in Municipal Code regarding signs including:
 - a. Every sign permitted shall be kept in good condition and repair.
 - b. Any sign structure that has no message or no sign face for a continuous period of six (6) months or more or for which has advertisement that no longer applies shall

be considered an abandoned sign and removed within thirty (30) days after written notification.

Note: Staff recommendation does not constitute Commission action.



Proposed sign with dimensions.



Aerial view of proposed location of sign



Rough sketch of proposed location of new sign.
It would east of the existing sign (behind it from this view).

SUP004-23

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~~ WAIVED.
PAID:

DATE RECEIVED

RECEIVED
APR 20 2023
BY:

PLEASE PRINT OR TYPE (BLACK INK ONLY)

SECTION A.

1. Street Address of Tract or Tracts:

600 MARKET

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

KNIGHTS OF COLUADUS, COUNCIL 1037

PO Box 221

STE. GENEVIEVE, MO 63670

3. Current Zoning Classification:

A (Agricultural)

MH (Mobil Home Park)

R-1 (Single Family Residential)

R-2 (General Residential)

C-4 (Neighborhood Commercial)

I-1 (Light Industrial)

I-2 (Heavy Industrial)

C-1 (General Commercial)

C-2 (Central Business)

4. Is this property located in a historic district?

Yes

No

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

x Donald Stuppy

PRINTED OR TYPED NAME

4-21-23

SIGNATURE

PRINTED OR TYPED NAME

SIGNATURE

6. Contact for Application:

Name: DONNY STUPPY

Address: 406 PINE, STE. GENEVIEVE, MO 63670

Phone: 573-535-8136

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)

x Denall Stapp
Applicant's Signature

SECTION B.

1. Legal description of tract(s)

See Attached

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.

Kelly & Elaine Zeiss, 664 Market St, SG, MO

Amy Bach & Greg Ache, 663 Market St, SG, MO

Dawn Bach, 661 Market St, SG, MO

Jerry Barnett, 655 Market St, SG, MO

Marsha Atkins, PO Box 146, SG, MO

JNS Investments, 549 Glenda St, SG, MO

City of Ste. Genevieve, 165 S 4th St, SG, MO

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.

Installation of a freestanding, illuminated, changeable sign on the north side of the front lot, along Market Street.

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: We will be advertising our events (fish fries, etc) & other local community events such as blood drives, bike races, etc.

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

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.

The information relayed to the community will be beneficial to all - we will list community events including Jour De Fete & more to help create more awareness & better attendance.

CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Stc. 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: 600 MARKET

Applicant Name: KNIGHTS of COLUMBUS 1037, DANNY STUPPY

Date of Planning and Zoning Meeting: 5/4

Planning and Zoning Commission: Approved Denied

Date of Board of Alderman Meeting: 5/11/23 Approved Denied

Received By: DB Date & Time 4/20

Sup004-23

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)

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:

NO CONCERNS


Police Chief's Signature

4-24-23
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

Sup 004-23

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)

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:

NONE



Fire Chief's Signature

4/25/23

Date

406 4/1

And the said party of the First Part does further covenant to procure and maintain policies of insurance on the buildings erected and to be erected on such premises, against loss or damage by fire, in such companies and for such an amount as may be required by the legal holder of said note, and assign and deliver all policies of insurance, or the renewals thereof, on said buildings, whether in excess of the amount of said note or not, to the legal holder of said note, as collateral security for the payment of the debt hereby secured; and in default thereof, the legal holder of said note may effect and maintain such insurance; and all monies paid therefor, with interest thereon from the date of such payment, at the rate of eight (8) per cent per annum, shall be lien on said premises and be secured by this Deed.

It is understood and agreed that in the event of the death of said party of the Second Part, or of his inability, or refusal to act, or absence from the State of Missouri when any advertisement and sale are to be made hereunder, then a new Trustee may be appointed by the legal holder of the note, by an instrument in writing executed and acknowledged by said legal holder of the note, and such new Trustee so selected and appointed shall, upon the execution of said written instrument, succeed to all the rights, powers and estate of said party of the second part, and his acts shall be as effectual and binding as if performed by said party of the second part.

IN WITNESS WHEREOF, The said party of the First part has caused these presents to be signed, the day and year first above written.

TRINITY BAPTIST CHURCH OF
ST. MARYS, MISSOURI
BY:
Gilbert Thompson (SEAL)
Henry Taylor (SEAL)
George L. Martin (SEAL)
Ed E. Worley (SEAL)

STATE OF MISSOURI)
COUNTY OF STE. GENEVIEVE)

On this 20th day of January, 1959, before me personally appeared GILBERT THOMPSON, GEORGE MARTIN, HENRY TAYLOR and ED WORLEY, as Trustees of the TRINITY BAPTIST CHURCH of St. Marys, Missouri, 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 the capacity therein set out.

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

My term of office as a Notary Public will expire March 17, 1961. (SEAL) Minnie E. Taylor
Notary Public

Filed for record this 5th day of February, 1959 at 3 o'clock 45 minutes P. M.

By *W. H. [Signature]* Deputy *W. H. [Signature]* Recorder

290
75

MISSOURI WARRANTY DEED

THIS INDENTURE, Made on the 6th day of February A.D., One Thousand Nin Hundred and fifty-nine by and between Fred S. Oberle and Viola C. Oberle, his wife of the County of Ste. Genevieve State of Missouri parties of the first part, and Council 1037 Building Association, a Missouri Corporation of the County of Ste. Genevieve State of Missouri party of the second part,

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of TWENTY-EIGHT THOUSAND five HUNDRED & 00/100 - - - - DOLLARS, to them paid by the said party of the second part (the receipt of which is hereby acknowledged) do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part its successors and assigns, the following described lots tracts or parcels of land lying, being and situate in the County of Ste. Genevieve, and State of Missouri, to-wit:

All that part of United States Survey No. 192 and part of Lot No. 8 of United States Survey No. 272 in the City of Ste. Genevieve which is described as follows, to-wit: Beginning at the Southwest corner of Survey 192, said point being in the North line of Survey 272, and running thence South 27 degrees East 192 feet to a corner in the North line of a lot belonging to Earl J. Sikas; thence, with the North line of said lot, North 63 degrees East 320 feet to a corner in the West line of a street, same being the Northeast corner of E. J. Sikas lot; thence, with the West line of said street, North 4 degrees 45' West 311 feet to a corner in the South line of Market Street; thence, with the South line of said street, South 77 degrees 30' West 354 feet 10 inches to the Northeast corner of a lot belonging to John Baumann; thence, with the East line of said lot, South 25 degrees East 166 feet to the Southeast corner of said Baumann lot; thence, with the South line, South 73 degrees West 85 feet to a corner in the West line of Survey 192; thence South 23 degrees East 40 feet to the place of beginning.

This is the same real estate owned and possessed for many years by Louise Mary Patrequin, deceased, and which she devised by her last Will and Testament, to Fred S. Oberle and Viola C. Oberle, his wife.

(§31.35 Documentary Stamps and Cancelled)

TO HAVE AND TO HOLD The premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the second part and unto its successors and assigns forever; the said Fred S. Oberle and Viola C. Oberle, his wife hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said party of the second part and unto its successors and assigns forever, against the lawful claim and demands of all persons whomsoever.

City and County taxes for the year 1959 are to be paid by Party of the Second Part.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year above written.

Fred S. Oberle (SEAL)
Viola C. Oberle (SEAL)

STATE OF MISSOURI)
COUNTY OF STA. GENEVIEVE) SS.

On this 6th day of February, 1959 before me, Charles A. Weber, a Notary Public, personally appeared Fred S. Oberle and Viola C. Oberle, his 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 at my office in Ste. Genevieve, Mo. the day and year last above written.

My term expires Sept. 7, 1961.

(SEAL)

Charles A. Weber
Notary Public in and for said
County and State.

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Filed for record this 6th day of February, 1959 at 3 o'clock xx minutes P. M.

By Mailyn Thomas Deputy

Virnet P. S. Jones Recorder

DEED OF TRUST

THIS DEED, Made and entered into this 6th day of February Nineteen Hundred and Fifty-nine, by and between Council 1037 Building Association, a Missouri Corporation, of the County of Ste. Genevieve, State of Missouri, party of the First Part: E. B. Masley of the County of St. Francois, State of Missouri, party of the Second Part: Fred S. Oberle and Viola C. Oberle, as joint tenants with right of survivorship and not as tenants in common, of the County of Ste. Genevieve, State of Missouri, parties of the Third Part:

WITNESSETH, That the said party of the First Part, in consideration of the Debt and Trust hereinafter mentioned and created, and of the sum of One Dollar to it paid by the said party of the Second Part the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said party of the Second Part, the following described Real Estate situated, lying and being in the City of Ste. Genevieve, County of Ste. Genevieve and State of Missouri, to-wit:

All that part of United States Survey No. 192 and part of Lot No. 8 of United States Survey No. 272 in the City of Ste. Genevieve, which is described as follows, to-wit: Beginning at the Southwest corner of Survey 192, said point being in the North line of Survey 272, and running thence South 27 degrees East 192 feet to a corner in the North line of a lot belonging to Earl J. Sikas; thence, with the North line of said lot, North 65 degrees East 320 feet to a corner in the West line of a street, same being the Northeast corner of E. J. Sikas lot; thence, with the West line of said street, North 4 degrees 45' West 311 feet to a corner in the South line of Market Street; thence, with the South line of said street, South 77 degrees 30' West 355 feet 10 inches to the Northeast corner of a lot belonging to John Neumann; thence, with the East line of said lot, South 25 degrees East 166 feet to the Southeast corner of said Neumann lot; thence, with the South line, South 73 degrees West 85 feet to a corner in the West line of Survey 192; thence South 25 degrees East 40 feet to the place of beginning.

This is the same real estate owned and possessed for many years by Louise Mary Petrequin, deceased, and which she devised by her Last Will and Testament to Fred S. Oberle and Viola C. Oberle: It is understood and agreed that in the event the Parties of the Third Part are forced to bring a foreclosure proceeding under the terms of this Deed of Trust, that in that event the Party of the First Part shall replace any partition walls in the residence property on said premises which may have been removed by it during its ownership of the real estate. This provision is void after the sum of Twenty-five Hundred Dollars (\$2500.00) has been paid on the principal.

TO HAVE AND TO HOLD the same with the appurtenances, to the party of the Second Part, and to his successor or successors, in this Trust, and to him and his grantees and assigns forever. IN TRUST HOWEVER, for the following purposes:

(Indebtedness). WHEREAS, Council 1037 Building Association, a Missouri Corporation the said party of the First Part has this day made, executed and delivered to the said parties of the Third Part its promissory Note of even date herewith, by which it promises to pay to the said Fred S. Oberle and Viola C. Oberle, as joint tenants with right of survivorship and not as tenants in common or order, for value received TWENTY THOUSAND, FIVE HUNDRED - - - - - DOLLARS in accordance with the terms of said Note, a copy of which is attached hereto and made a part of this instrument:

SECURED PROMISSORY NOTE

\$20,500.00 February 6, 1959
WITHIN FOURTEEN YEARS After Date, for value received, the undersigned COUNCIL 1037 BUILDING ASSOCIATION, a Missouri corporation, promises to pay to the order of FRED S. OBERLE and VIOLA C. OBERLE, as joint tenants with right of survivorship and not as tenants in common, at their residences in Ste. Genevieve, Missouri, or at such other place as they, or the legal holder hereof, may from time to time in writing designate, the sum of TWENTY THOUSAND FIVE HUNDRED - - - - - DOLLARS

with interest from date at the rate of Four per cent (4%) per annum, and if interest be not paid annually to become as principal and bear the same rate of interest. This debt is payable as follows: One Thousand Dollars (\$1,000.00) principal, plus accrued interest, on or before February 1, 1960, and One Thousand, Five Hundred Dollars (\$1,500.00) principal, plus accrued interest, on or before February 1 of each of the years 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, and 1973.

At any annual principal and interest paying date, this Note may be reduced by any sum in excess of the required payment of principal, such excess payment to be applied to the next unpaid payment or payments due under this Note, or proportionately to all unpaid payments, as the Obligor hereof may elect.

If default be made in the payment of any installment of either principal or interest when the same becomes due and payable, then all of said principal, and interest, shall, at the option of the legal holder or holders hereof, become at once due and payable, with the right of the holder hereof, if not immediately paid, to take immediate possession and control of the property securing this Note, and to sell the same under the deed of trust which secures the Note.

COUNCIL 1037 BUILDING ASSOCIATION,
a corporation,

ATTEST:
Andrew F. Fallert
Secretary

By Herbert J. Myers
President

The debt mentioned in the within Deed of Trust having been fully paid and discharged, I hereby declare this instrument null and void and of no effect and the same shall be removed from the public records of this office. Witness my hand and seal of office at Ste. Genevieve, Missouri, this 10th day of February, 1959.

The within Deed of Trust being a true and correct copy of the original as the same appears from the records of this office, I hereby certify that it is a true and correct copy of the original as the same appears from the records of this office. Witness my hand and seal of office at Ste. Genevieve, Missouri, this 10th day of February, 1959.

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THIS INDENTURE, Made on the 2nd day of July A. D. One Thousand Nine Hundred and Sixty-six by and between WARREN W. BLUM and ADELLA D. BLUM, his wife

of the County of Ste. Genevieve in the State of Missouri, Parties of the First Part, and COUNCIL 1037 BUILDING ASSOCIATION, a Missouri Corporation

of the County of Ste. Genevieve, in the State of Missouri, Part Y of the Second Part: (mailing address of said first named grantee is Ste. Genevieve, Missouri).

WITNESSETH, That the said parties of the First Part, in consideration of the sum of ONE DOLLAR and other valuable consideration to them paid by the said party of the Second Part, the receipt of which is hereby acknowledged, do by these persons, Grant, Bargain and Sell, Convey and Confirm, unto the said party of the Second Part its successors

the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of Ste. Genevieve and State of Missouri, to-wit: All of the following described lot in the City of Ste. Genevieve, being part of Lot No. Seven (7) of U. S. Survey No. 272; bounded on the North by Survey No. 281 being the Lot formerly of Mary Valentine Rozier Estate and lot of Felix Kranzle; on the East by lot formerly of Jules Petrequin in Lot No. 8 in said Survey No. 272; on the South by the remainder of said Lot No. 7 in said Survey No. 272, now or formerly owned by the heirs of Henry Jokerst, deceased, and the heirs of Felix J. Rigdon, deceased; and on the West by a street or road, known as the old Fredericktown Road. Hereby intending to convey a lot having a frontage of 102 feet, more or less, on the East line of said Fredericktown Road, (now known as South Seventh Street), with a depth of 284 feet, more or less, being the same real estate conveyed by William J. Wilson and Wife to Edward B. Moreau by Warranty Deed dated July 15th, 1935, and recorded in Book 106 page 558 of the Ste. Genevieve County, Mo., Land Records,



TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the Second Part, and unto its successors

FOREVER, the said WARREN W. BLUM and ADELLA D. BLUM, his wife

hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that

they have good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND

DEPEND the title to the said premises unto the said party of the Second Part, and unto its successors FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hands the day and year first above written.

Signed and Delivered in the presence of us,

Warren W. Blum
Adella D. Blum

STATE OF MISSOURI, }
COUNTY OF STE. GENEVIEVE }
On this 2nd day of JULY 1966.
before me personally appeared WARREN W. BLUM and
ADELLA D. BLUM



Not being known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office
in Ste. Genevieve the day and year first above written.
My term expires August 2, 1967
Edgar Jagers
Notary Public

STATE OF MISSOURI, }
COUNTY OF }
On this day of 19
before me personally appeared
to me known to be the person described in and who executed the foregoing instrument, and acknowledged that executed
the same as free act and deed. And the said

further declared to be single and unmarried.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office
in the day and year first above written.
My term expires 19

STATE OF MISSOURI, }
COUNTY OF Ste. Genevieve }
IN THE RECORDER'S OFFICE

I, Vincent P. Sexauer, Recorder of said County, do hereby certify that the within
instrument of writing was, at 3 o'clock and 20 minutes P. M., on the 8th day of July
A. D. 1966, duly filed for record in my office, and is recorded in the records of this office, in book 174 at page 17

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at
Ste. Genevieve, Mo., this 8th day
of July A. D. 1966
Vincent P. Sexauer RECORDER
Jasmette Basler Deputy

529
7492

GENERAL WARRANTY DEED
FROM
WARREN W. BLUM and
ADELLA D. BLUM, his wife
TO
COUNCIL 1037 BLDG. ASSN.,
a Missouri Corporation
Filed for Record this 8th day of July A. D. 1966
By: Vincent P. Sexauer
By: Jasmette Basler
STANDARD FORM
Under this deed the terms for the entire term and any sub-
stantive clause in the instrument for the Grantor,
This Deed and the instrument of which it is a part, shall have the same effect as if the words of the Certificate
of this Deed were incorporated in the instrument.

RECORDED BY 12-01-66
7-15-66

GENERAL WARRANTY DEED

(WITH STATUTORY ACKNOWLEDGMENTS)

THIS INDENTURE, Made on the 24th. day of April A. D. One Thousand Nine Hundred and Seventy-nine, by and between

JETTIE V. FARLOW, a single person,

of The County of Ste. Genevieve, State of Missouri, part y of the first part, and

KNIGHTS OF COLUMBUS COUNCIL 1037 BUILDING ASSOCIATION.

of the county of Ste. Genevieve In the State of Missouri part y of the second part.
(mailing address of said first named grantee is 600 Market Street, Ste. Genevieve, Missouri 63670)

WITNESSETH, That said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations ----- XXXXXX

to her paid by the said party of the second part, the receipt of which is hereby acknowledged, do SS by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said party of the second part its successors and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of

Ste. Genevieve and State of Missouri, to-wit: All that part of U.S. Survey No. 272 in the City of Ste. Genevieve, Missouri, which is described as follows, to-wit: Beginning at the Southwest corner of the lot formerly belonging to Mary Gross; running thence West along South Gabouri Creek to the road (South 7th. Street). Thence, Northwardly along the East line of said Road or street 98 feet, more or less, to the Southwest corner of the lot conveyed by Henry B. Jokerst and wife to Josephine Winston by Quit Claim Deed dated February 9, 1916 and recorded in Book 78 on page 119 of the Ste. Genevieve County, Missouri, Land Records; Thence Eastwardly along the South line of said lot 100 feet; Thence Northwardly parallel to the East line of said road or street 50 feet; Thence Eastwardly 194 feet, more or less, to a stone; Thence Southwardly 148 feet, more or less to the place of beginning.

Subject to easements of record.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said party of the second part, and unto its successors heirs and assigns forever, the said

Jettie V. Farlow

hereby covenanting that she is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that she has good right to convey the same; that the premises are free and clear of any incumbrances done or suffered by her or those under whom she claim s; and that she will Warrant and Defend the title to the said premises unto the said party of the second part, and unto its heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set her hand and seal her, this the day and year first above written.

Jettie V. Farlow (SEAL)
Jettie V. Farlow (SEAL)

(SEAL)

(SEAL)

STATE OF MISSOURI
 County of _____ On this _____ day of _____ A. D. 19 _____

before me personally appeared _____

and _____

his 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, at my office in _____ the day and year first above written.

My term of office as Notary Public will expire _____, 19 _____

_____, Notary Public.

STATE OF MISSOURI
 County of **Ste. Genevieve** On this **24th.** day of **April** A. D. **1979.**

before me personally appeared **JETTIE V. FARLOW**

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. And the said **JETTIE V. FARLOW** further declared herself to be single and unmarried.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in **Ste. Genevieve, Missouri** the day and year first above written.

My term of office as Notary Public will expire **June 1st.**, 19 **81.**

Ishmael J. Scherer
Ishmael J. Scherer, Notary Public.

General Warranty Deed
 (WITH STATUTORY ACKNOWLEDGMENTS)
 STANDARD MISSOURI FORM

FROM
Jettie V. Farlow

TO
**Knights of Columbus
 Council 1037
 Building Association**

FILED FOR RECORD day of
 at _____ o'clock _____ M.
APR 30 1979
Vincent P. Seaver, Recorder
 Deputy Recorder.

Recorder's Fee - **\$6.00**

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 Mailing Address

Form 1

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509

Bob Kraybill

IN THE RECORDER'S OFFICE
 STATE OF MISSOURI, _____
 County of _____

I, _____ Clerk of the Circuit Court and Ex-Officio Recorder of said County, do hereby certify that the within instrument of writing was, on the _____ day of _____ A. D. 19 _____ at _____ o'clock _____ minutes _____ M. duly filed for record, and is now recorded in the Records of this office in book _____ at page _____

In Witness Whereof, I have hereunto set my hand and affixed my official seal at _____ this _____ day of _____ A. D. 19 _____

 Recorder.

 Deputy Recorder.

STATE OF MISSOURI
 County of **Ste. Genevieve**

I hereby certify that this instrument was FILED FOR RECORD on **April 30 1979** at _____ o'clock _____ M. and is recorded in Book **281** Page **178**

Vincent P. Seaver
Vincent P. Seaver
 Recorder of Deeds
Deanette Bark
 Deputy

Adjoining Property Owners to 600 Market

Kelly & Elain Zeiss
664 Market St
Ste. Genevieve, MO 63670

Amy Bach & Greg Ache
663 Market St
Ste. Genevieve, MO 63670

Dawn Bach
661 Market St
Ste. Genevieve, MO 63670

Jerry Barrett
655 Market St
Ste. Genevieve, MO 63670

Marsha Akins
PO Box 146
Ste. Genevieve, MO 63670

JNS Investments LLC
549 Glenda
Ste. Genevieve, MO 63670

City of Ste. Genevieve
165 S 4th St
Ste. Genevieve, MO 63670

Registered Rental Units
Sherry & Jerry Marshall
601 Market St
Ste. Genevieve, MO 63670



April 24, 2023

Knights of Columbus, Council 1037
PO Box 221
Ste. Genevieve, MO 63670

Mr. Stuppy,

Enclosed please find a letter that was sent to the surrounding property owners of 600 Market 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 4th at 6:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P&Z)
Thursday, May 25th at 6:00 pm

This meeting will be held at City Hall. If you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Bova", with a horizontal line extending to the right.

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: April 24, 2023

Knights of Columbus, Council 1037 is requesting a Special Use Permit to erect a 4' x 10' monument-type, internally illuminated, changeable sign at 600 Market Street which is within an R-2 General Residential district. This type of sign is permitted within an R-2 General Residential 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 4th 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 25th at 6:00 pm at City Hall, 165 S. Fourth Street.

All interested parties are invited to attend.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Bova", with a horizontal line extending to the right.

David Bova,
Community Development Director

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