

The meeting was called to order at 7:00 p.m. by Chairman Knapp. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Chairman Knapp and members Alderman Sir, Kiefer, Schmiedeskamp, Austermann, Siebenman, Smith, Svoboda and Scheer.

Also in attendance was City Administrator Craig Sabo.

A. A petition from Dan Shah for a Special Use Permit for the sale of alcoholic beverages not in conjunction with a restaurant, cafeteria, or supermarket located at 98 Legends Parkway (Legends Corporate Center).

Notice of the Public Hearing was published in The Countian on Friday, December 23, 2011 and in The Current on Wednesday, December 28, 2011.

Mr. Shah stated that he presently resides in the City and is the owner of the Phillips 66 service station on West Fifth Street. He stated that he is seeking approval to open a liquor store located at 98 Legends Parkway.

Mr. Schmiedeskamp inquired as to how many employees Mr. Shah would have.  
Mr. Shah stated that there would be three (3).

Mr. Svoboda inquired as to the hours of operation.  
Mr. Shah stated that it would be Monday through Sunday 9:00 a.m.-10:00 p.m.

Mr. Scheer inquired as to what other items would be sold at the location.  
Mr. Shah stated that he would sell snack items, cigarettes and cigars.

Mr. Scheer inquired as to if there would be any type of videos or published materials sold at this location.  
Mr. Shah stated that there would not.

Mr. Knapp inquired as to where 98 Legends Parkway was located.  
Mr. Shah stated that it was in the strip center that contains the Chinese restaurant, dance studio and nail salon.

Mr. Austermann inquired as to what other businesses Mr. Shah had operated in the City.  
Mr. Shah stated that he was the previous owner of the Econolodge and Super 8 Motels.

Mr. Siebenman inquired as to if Mr. Shah would be operating a business similar to Dirt Cheap.  
Mr. Shah stated that it would be somewhat similar.

Mr. Siebenman inquired as to the name of the business.  
Mr. Shah stated that it would be named Dan's Liquors.

Mr. Knapp inquired as to if Mr. Shah would be selling lottery tickets.  
Mr. Shah stated that he would.

No one spoke in support of or in opposition to the petition.

The public hearing was closed at 7:04 p.m.  
The public hearing was opened at 7:04 p.m.

B. A petition from Cindy Ruprecht for a Special Use Permit for equestrian facilities and uses including horse boarding, arena riding and hayrides, public picnic areas, public swimming pool facilities, public campground facilities for short-term camping, including recreational vehicles located at 199 Allen Road.

Notice of the Public Hearing was published in The Countian on Friday, December 23, 2011 and in The Current on Wednesday, December 28, 2011.

Ms. Ruprecht stated that she was seeking approval to provide services for the equine industry such as overnight stays and arena activities. She stated that this type of business would allow travelers to not only utilize her operation, but also other types of businesses within the City.

Mr. Svoboda inquired as to how many employees Ms. Ruprecht would have.

Ms. Ruprecht stated that at this point she would be operating the business by herself, but she may add two (2) additional employees at a later date.

Mr. Svoboda inquired as to the hours of operation.

Ms. Ruprecht stated that it would be Monday through Sunday 7:00 a.m.-7:00 p.m. unless there was an emergency situation.

Mr. Svoboda inquired as to if anyone would be residing on the property.

Ms. Ruprecht stated that she resides on the property.

Mr. Svoboda inquired as to who will be maintaining Allen Road.

Ms. Ruprecht stated that the City's Public Works Department maintains the roadway.

Mr. Svoboda inquired as to if Ms. Ruprecht has made any repairs to the pool.

Ms. Ruprecht stated that her main focus is the barn right now, but she is planning on repairing the pool in the future.

Mr. Scheer inquired as to if she had plans to restoring the pool to the condition when it was known as the Circle R.

Ms. Ruprecht stated that she would like that to happen along with adding hayrides in the future.

Mr. Austermann inquired as to Ms. Ruprecht's camping accommodations.

Ms. Ruprecht stated that most people had campers with horse trailers and that they may utilize her barn for electric hookups. She stated that she had restroom and shower facilities in the basement of her residence.

Mr. Smith inquired as to what type of exterior lighting and public address system Ms. Ruprecht had on the property.

Ms. Ruprecht stated that she only had dusk to dawn lights at this point, but eventually would like to have more lighting and a public address system installed for arena activities.

Mr. Schmeideskamp inquired to the City Administrator if "short-term camping" was defined in the City code.

City Administrator Sabo stated that it was not.

No one spoke in support of or in opposition to the petition.

The public hearing was closed at 7:10 p.m.

The public hearing was opened at 7:10 p.m.

C. A petition from Daveann Degenhart and Janet Perry for a Special Use Permit for a fitness center located at 30 Thresher Road.

Notice of the Public Hearing was published in The Countian on Friday, December 23, 2011 and in The Current on Wednesday, December 28, 2011.

Ms. Degenhart stated that they were seeking approval to operate a fitness center. She stated they were presently offering such classes at this time and the owner of the current business was having health issues so they were purchasing the operation.

Mr. Svoboda inquired as to the number of employees.

Ms. Degenhart stated that she had five (5) contracted instructors.

Mr. Svoboda inquired to the hours of operation.

Ms. Degenhart stated they were Monday through Sunday 8:00 a.m.-9:00 p.m.

No one spoke in support of or in opposition to the petition.

The public hearing was closed at 7:11 p.m.  
The public hearing was opened at 7:11 p.m.

D. A petition from Brian Buchmann for rezoning of an approximately .16 acre parcel from C (Commercial) to PC (Planned Commercial) located at 321 N. Virginia Avenue and legally described as a tract of land of the eastern part of Lot 12 in Block 1 of the Town of Eureka as recorded in Plat Book 5 Page 23 in St. Louis County, Missouri (Locator No. 29V610535).

Notice of the Public Hearing was published in The Countian on Friday, December 23, 2011 and in The Current on Wednesday, December 28, 2011.

Speaking on behalf of the petitioner was Ms. Marsha Neavill with Renaissance Building Enterprises. Ms. Neavill stated she represented the contractor who would be constructing a carport if Mr. Buchmann received his rezoning approval. She stated Mr. Buchmann needed to rezone the property to address setback issues that made it difficult for him to construct a carport. Ms. Neavill stated that Mr. Buchmann operates his business at this location and has limited parking. She stated there would be no delivery trucks and the carport would provide parking for himself and his assistant.

Mr. Austermann inquired as to if there was any other parking available on the property.  
Ms. Neavill stated there was not.

Mr. Svoboda inquired as to the materials to be used.  
Ms. Neavill stated that the surface would be asphalt.

City Administrator Sabo stated that the rezoning was the only thing presently being considered, and that Mr. Buchmann would have to return to the Commission for site plan approval at a later date if he received approval on his rezoning application. He stated that the carport that was depicted on the plan was merely conceptual.

No one spoke in support of or in opposition to the petition.

There being no further matters for discussion, the public hearing was adjourned at 7:14 p.m.

Respectfully submitted,

(Original with signature on file)

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Barb Griffin, Acting Secretary

The meeting was called to order at 7:14 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Kiefer, Schmiedeskamp, Austermann, Siebenman, Smith, Svoboda and Scheer.  
Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Svoboda, seconded by Mr. Scheer and passed with 7 "YES" votes and 2 "Abstentions" (cast by Chairman Knapp and member Smith), the Minutes of November 23, 2011 were approved.

**GUESTS:**

There were no guests present who wished to address the Commission.

**OLD BUSINESS:**

There was no old business to be discussed.

**NEW BUSINESS:**

A. Consideration of a petition from Dan Shah for a Special Use Permit for the sale of alcoholic beverages not in conjunction with a restaurant, cafeteria, or supermarket located at 98 Legends Parkway (Legends Corporate Center).

Mr. Schmiedeskamp stated that Mr. Shah was an established, successful business operator in Eureka and his service station is well run. He stated that he was in favor of any new business coming to the City.

Mr. Svoboda stated that he also frequents Mr. Shah's service station and it was a well run operation.

Chairman Knapp went over the six (6) points of factual determination as required in Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Schmiedeskamp, seconded by Mr. Svoboda and passed with 8 "YES" votes and 1 "NO" vote (cast by Mr. Austermann) approval was recommended for a petition from Dan Shah for a Special Use Permit for the sale of alcoholic beverages not in conjunction with a restaurant, cafeteria, or supermarket located at 98 Legends Parkway (Legends Corporate Center).

B. Consideration of a petition from Cindy Ruprecht for a Special Use Permit for equestrian facilities and uses including horse boarding, arena riding and hayrides, public picnic areas, public swimming pool facilities, public campground facilities for short-term camping, including recreational vehicles located at 199 Allen Road.

Mr. Scheer stated that Ms. Ruprecht was seeking approval for the traditional use of the property. He stated that he hoped the business would be as successful as it was in previous years and that by Ms. Ruprecht offering such services it may benefit other businesses within the City.

Mr. Svoboda stated that there was a need for this type of service in the area.

Mr. Schmiedeskamp stated that he had concerns that the City code did not define "short term camping" and perhaps a time limit of how long someone could stay on Ms. Ruprecht's property should be considered as a condition of approval.

Mr. Siebenman inquired as to if there was a problem with long term campers at KOA.  
Mr. Schmiedeskamp stated that there was and that people were utilizing it as a residence and had even erected skirting around the RV.

Mr. Scheer inquired as to if Ms. Ruprecht would be agreeable with limiting the camping to no longer than thirty (30) days.  
Ms. Ruprecht stated that she was.

Chairman Knapp went over the six (6) points of factual determination as required in Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Svoboda and seconded by Mr. Smith with 8 "YES" votes and 1 "NO" vote (cast by Alderman Sir) approval was recommended for a petition from Cindy Ruprecht for a Special Use Permit for equestrian facilities and uses including horse boarding, arena riding and hayrides, public picnic areas, public swimming pool facilities, public campground facilities for short-term camping (limited to thirty (30) days), including recreational vehicles located at 199 Allen Road.

C. Consideration of a petition from Daveann Degenhart and Janet Perry for a Special Use Permit for a fitness center located at 30 Thresher Road.

Chairman Knapp went over the six (6) points of factual determination as required in Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Schmiedeskamp, seconded by Mr. Kiefer and unanimously passed, approval was recommended for a petition from Daveann Degenhart and Janet Perry for a Special Use Permit for a fitness center located at 30 Thresher Road.

D. Consideration of a petition from Brian Buchmann for rezoning of an approximately .16 acre parcel from C (Commercial) to PC (Planned Commercial) located at 321 N. Virginia Avenue.

On motion by Mr. Svoboda, seconded by Mr. Smith and unanimously passed, approval was recommended for a petition from Brian Buchmann for rezoning of an approximately .16 acre parcel from C (Commercial) to PC (Planned Commercial) located at 321 N. Virginia Avenue.

**ADDITIONAL BUSINESS:**

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Scheer, seconded by Mr. Svoboda and unanimously passed, the meeting was adjourned at 7:25 p.m.

**UPCOMING MEETINGS:**

- January 25, 2012
  - A. A petition from Karen Bopp and Jerry Pearson for a Special Use Permit for the sale of alcoholic beverages not in conjunction with a restaurant, cafeteria, or supermarket located at 115 South Central Avenue.
- February 15, 2012

Respectfully submitted,

(Original with signature on file)

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Barb Griffin, Acting Secretary