

1.

The City of Eureka Board of Aldermen met in Special Session at 7:10 p.m. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Mayor Coffey, Aldermen Leistner, Britt, Sir, Berry, Beckerle and Murray. Also in attendance were City Administrator Craig Sabo, City Attorney Kathy Butler and City Clerk Ralph Lindsey.

2. GUESTS

Mayor Coffey informed the audience that the Avonlea Senior Living presentation would be made first and guest comments could be made thereafter.

Mayor Coffey asked if anyone wished to comment on another subject; there were none.

3. PLANNING AND ZONING COMMISSION RECOMMENDATION FROM 4-27-16

A. The Commission recommended denial of a petition from Phoenix Real Estate Services, LLC, for rezoning of approximately 4.44 acres from PC (Planned Commercial) to R-5C (Multiple-family Residential) located at 119 and 121 Hilltop Village Center Drive.

Tony Soukenik, the legal counsel for Phoenix Real Estate Services, LLC, requested that the rezoning petition be tabled.

On motion by Alderman Murray, seconded by Alderman Beckerle and unanimously passed, the rezoning petition was tabled as requested.

4. PLANNING AND ZONING COMMISSION RECOMMENDATION FROM 7-27-16

A. The Commission recommended denial of a petition from Phoenix Real Estate Services, LLC, for a Special Use Permit for a residential use and structures (Avonlea Senior Living) in a Commercial Zoning District located at 119 and 121 Hilltop Village Center Drive.

For a record of the entire meeting proceedings see Court Reporter transcript.

With the presentation and guest period concluded, Mayor Coffey recommended that any motion regarding the Special Use Permit include the following: All Missouri Housing Development Commission requirements be met and everything agreed to via the Court Reporter transcript and printed documents be included as conditions of the Special Use Permit.

Mayor Coffey asked Dan Barnard if they applied for a Special Use Permit because of the fact that Victorian Gardens had a similar Special Use Permit; Mr. Barnard said that was correct.

Tony Soukenik added that a Special Use Permit also provides greater control to the City.

Alderman Murray said she would like to review the development material further and preferred not to vote on the matter at this meeting.

Alderman Leistner related that there was a similar development at Highway 100 and I-44 which she would like to visit and do some research.

At this time Alderman Murray made a motion to table the Special Use Permit petition to the meeting of 8-16-16. The motion died for lack of a second.

A motion was made by Alderman Beckerle and seconded by Alderman Berry to approve the Special Use Permit with the conditions recommended by Mayor Coffey.

The roll call vote was as follows: Alderman Murray - NO; Leistner - NO; Beckerle - YES; Britt - YES; Berry - YES; Sir - NO.

The roll call vote resulted in 3 "YES" votes and 3 "NO" votes.

Mayor Coffey commented about the history of the site, the Victorian Gardens property, the City in general and this development proposal. With his comments concluded, the Mayor voted in favor of the Special Use Permit and it was approved.

5.

There being no further matters for discussion, the meeting was adjourned at 10:25 p.m.

Respectfully submitted,

(Original with signature on file)

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Ralph M. Lindsey, Jr., City Clerk