

The public hearing was called to order at 7:00 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Barry, Guise, Scheer, Smith, Bieg and Gianino. Also in attendance was City Administrator Craig Sabo.

A. A petition from Elizabeth and David Boedeker for a Special Use Permit for a child day care facility at 600 and 600 A Top Notch Lane.

Notice of the Public Hearing was published in the Countian on June 5, 2020 and posted on the City's website.

Mrs. Beth Boedeker stated that she was seeking permission to open a child care facility. She said she has operated a child care facility in St. Ann for the past five (5) years. Mrs. Boedeker added that she and her husband live in South County and have family in Eureka.

Mr. Guise stated that he had spoken with the trustees of Hunters Green Subdivision, and they have concerns regarding the condition of the metal fence on the property.

Mrs. Boedeker stated that they have a list of improvements relating to the condition of the property and they would include the fencing to the extent necessary.

Mr. Guise stated that the top fence rail is rusty and sections are leaning.

Mrs. Boedeker said she wouldn't be surprised if the State would also require her to address the fence conditions.

Mr. Guise inquired as to if the fence repair could be a condition of approval.

City Administrator Sabo replied that the issue could be addressed through the City's Exterior Appearance Program.

Mr. Guise stated that the Hunters Green Homeowners Association was hopeful the new owner would maintain the property in a better fashion than the previous owner.

Mrs. Boedeker stated that the facility in St. Ann is well maintained and has not been cited by the City of St. Ann for any deficiencies. She said that her intention is to be at the Eureka facility on a full-time basis, adding that her husband will also be involved in the operations and would be performing most of the maintenance. Mrs. Boedeker added that it was her intention to operate an upscale family-owned child care facility, and that they have a budget to perform any needed improvements on the property.

Alderman Sir inquired if Mrs. Boedeker was the owner or was employed at the facility in St. Ann.

Mrs. Boedeker replied that she was the director of the facility in St. Ann, but would be the owner of the Eureka facility and would be on-site on a full-time basis.

Mr. Scheer inquired as to the hours of operation.

Mrs. Boedeker replied that the hours of operation would be from 6:00 a.m. through 6:00 p.m.

Mr. Scheer inquired as to the number of employees.

Mrs. Boedeker replied that there would be between fifteen (15) to twenty (20) employees and the facility is licensed for up to ninety (90) children.

Mr. Barry inquired as to if there was ample parking.

Mrs. Boedeker replied that there was plenty of parking at the facility.

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

The public hearing was closed at 7:05 p.m.

Respectfully submitted,

(Original with Signature on File)

Tracy Campise, Acting Secretary

The meeting was called to order at 7:05 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Guise, Scheer, Smith, Barry Gianino and Bieg. Also in attendance was City Administrator Craig Sabo.

On motion by Alderman Sir, seconded by Mr. Bieg and unanimously passed, the Minutes from June 10, 2020 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. A petition from Elizabeth and David Boedeker for a Special Use Permit for a child day care facility at 600 and 600 A Top Notch Lane.

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

The consensus was unanimously favorable on all points.

On motion by Mr. Guise, seconded by Mr. Barry and unanimously passed, approval was recommended for a petition from Elizabeth and David Boedeker for a Special Use Permit for a child day care facility at 600 and 600 A Top Notch Lane.

- B. A petition from Brewster Road, LLC for a subdivision of land of approximately 67.56 acres (The Arbors of Rockwood Subdivision Plat 5).

On motion by Alderman Sir, seconded by Mr. Barry and unanimously passed, approval was recommended for a petition from Brewster Road, LLC for a subdivision of land of approximately 67.56 acres (The Arbors of Rockwood Subdivision Plat 5).

- C. A petition from Laura Wunderlich-Ladig for a boundary adjustment at 18493 U.S. Highway 66 (Locator No. 30X440147).

Ms. Ladig stated she was seeking the boundary adjustment to correct an error made during the original survey.

On motion by Mr. Guise, seconded by Mr. Bieg and unanimously passed, approval was granted for a petition from Laura Wunderlich-Ladig for a boundary adjustment at 18493 U.S. Highway 66 (Locator No. 30X440147).

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Guise, seconded by Mr. Barry and unanimously passed by those members in attendance, the meeting was adjourned at 7:13 p.m.

UPCOMING MEETINGS:

- July 15, 2020
- July 29, 2020

Respectfully submitted,

(Original with Signature on File)

Tracy Campise, Acting Secretary