



MINUTES
BOARD OF ALDERMEN
SPECIAL MEETING
CITY OF GREEN PARK, MISSOURI
January 25, 2016

Mayor Reinagel called the Special Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, January 25, 2016 at the Green Park City Hall, 11100 Mueller Road, Suite 5, Green Park, Missouri. The roll was called and the following officers were present:

	<u>Present</u>	<u>Absent</u>	<u>Excused</u>
Mayor: Bob Reinagel	X		
Aldermen: Fred Baras	X		
Michael Broughton	X		
Carol Hamilton	X		
James Jones	X		
Joe Monteleone			X
Tim Thuston	X		

PUBLIC HEARING CONTINUED FROM JANUARY 19, 2016:

1. Development Plan submitted by St. Louis, MO (9920 Lin Ferry) c/o InSite Real Estate, LLC on behalf of Fresh Thyme Farmers Market to be located at 9920 Lin Ferry Drive.

Ed Gebauer, representative for the developer InSite Real Estate, LLC, gave a brief overview of the significant changes that were made to the development plan after taking into consideration comments from City staff, the Planning and Zoning Commission, and the Board of Aldermen.

Carol Gapsch, representative of Gapsch Brothers, stated she was also speaking for the Lin Ferry Drive property owners, Ron Emmenegger and Stan Erb, in reiterating their strong support of Fresh Thyme. They feel the City cannot lose with this project. Ms. Gapsch also stated they respect the positive comments from the Times and the Call newspapers, as well as the comments made by Tony Pousosa about the value of competition.

Tony Pousosa, resident of 9700 Antigo, given the fact that when he was an alderman he suggested the City plan for redevelopment of the Lin Ferry area, he feels this project will give the business owners the opportunity to improve their businesses.

REGULAR MEETING:

1. Resolution #271 approving the Preliminary Development Plan submitted by St. Louis, MO (9920 Lin Ferry) LLC, for a grocery store at 9920 Lin Ferry.

Ed Gebauer, representative for the developer InSite Real Estate, LLC, stated that Fresh Thyme is a specialty grocer featuring healthy and organic value-priced offerings. They will have six stores in the St. Louis area. They are not seeking any TIFFs or local or economic development money. They project \$12 million annual earnings.

Mr. Gebauer addressed the irregular shape of the 2.3 acre parcel and the existing sinkholes as being some of the challenging constraints in locating the building. They did reduce the size of the building to 28,000 square feet and the building architecture was revised to keep the structure within the maximum height allowed by City Code. The building was moved outside of the Lindbergh Boulevard setback to comply with the city's 30-foot required setback. The parking setback along Lin Ferry Drive was increased to 6 feet (previously it was 0 feet). Parking spaces increased to 134 spaces. Site coverage was reduced to 85% and permeable pavers will be used in the parking lot to increase stormwater management required by MSD. The monument and pole signs height was reduced and they are only seeking relief for the number of signs due to the three highly visible facades. Fresh Thyme also submitted a traffic-impact study that showed the new development would not negatively impact traffic in the area and even reconfirmed with MoDOT that they are okay with the traffic impact study. The library building will be demolished and includes asbestos abatement. Mr. Gebauer also stated that InSite is committed to working with local law enforcement to minimize any negative traffic impact during their grand opening.

Alderman Thuston made a motion to adopt Resolution No. 271 approving the Preliminary Development Plan submitted by St. Louis, MO (9920 Lin Ferry) LLC, for a grocery store at 9920 Lin Ferry. The motion was seconded by Alderman Hamilton. Upon a voice vote being taken, it was announced the motion passed. One "nay" vote was cast by Alderman Broughton.

After the vote was taken, Mayor Reinagel informed everyone that Alderman Monteleone was absent due to his recovery from surgery, but Alderman Monteleone expressed his opinion in favor of Fresh Thyme. Mayor Reinagel also expressed his support of Fresh Thyme.

2. Citizen Comments & Petitions

There were no comments at this time.

3. Miscellaneous

Alderman Thuston expressed his thanks to Fresh Thyme and InSite Real Estate and believes this is something of great value to the City. He received many calls from residents in favor of Fresh Thyme and believes we are giving the citizens what they want.

Mayor Reinagel also expressed his thanks to the Board of Aldermen and to InSite.

4. Adjournment

Alderman Baras made a motion to adjourn the meeting. The motion was seconded by Alderman Broughton. Upon a voice vote being taken the motion passed and the meeting adjourned at approximately 7:23 p.m.

Bob Reinagel, Mayor

Attest:

Administrator/City Clerk