

SPECIAL MEETING OF THE BOARD OF TRUSTEES

May 29, 2014

The Special Trustee's Meeting of the Town of Grantwood Village was held on Thursday May 29, 2014, at Village Hall, One Missionary Ridge, Saint Louis MO, 63123. The following Trustees were present:

Kevin Kelso, Chairman
Pat Williams, Treasurer
Sue Ehrhardt, Village Clerk
Mark Kienstra, Public Works Commissioner
Bob Bess, Building Commissioner

Also present were: Village Attorney, Rich Magee, and Jennifer Merritt, Secretary.

The meeting was called to order at 7:20 P.M. by Kevin Kelso.

PLEDGE OF ALLEGIANCE

ROLL CALL

Sue Ehrhardt conducted roll call, all trustee's present. Sue Ehrhardt announced a quorum.

ENFORCEMENT OF ORDINANCES

- Discussion on what options the board has to enforce the Grantwood Village Ordinances.
- Discussion on possibly using Consulting Engineers at the time of the sale to do an inspections
 - This inspection would be to see if the house is within the ordinances. The inspection is for exterior items, such as fences, outbuildings and drainage.
 - Discussion on ordinance violations falling under the seller or the buyer.
- Decision to table Bill No. 675 until the Board of Trustee's has more time to think about it.
- Permits should be stamped or sealed to show the originality.

BOARDS NEEDING TO BE APPOINTED

- Economic Development Tax Board
 - To be made up of 5 or 9 people.
 - Choosing to create a 5 person board since 9 people may be too many. The five people need to be three residents, not on the board, one person from Saint Louis County, and one person from the School Board.
 - The board needs to think about who would be a good fit for the board and let Kevin know by the June Trustee meeting.
 - The board members would serve 4 years, but it would be a staggered board, every two years there would be three or two positions that would come up for reappointment.
 - This is a volunteer position.
- Zoning Board
 - The current zoning board does not remember the last time the board met.
 - Currently a paid position, \$25.00/meeting.
 - The board meets when the zoning of the Village has a request to be changed. Currently there are ten districts.
 - The board needs to think about who would be a good fit for the board and let Kevin know by the June Trustee meeting
- Board of Adjustment

- When a building permit is denied then the home owner can request a review by the Board of Adjustment to see if they would grant a variance to the Grantwood Village Ordinances, for the project the homeowner is asking for.
- Currently a paid position, \$25.00/meeting.
- The board needs to think about who would be a good fit for the board and let Kevin know by the June Trustee meeting.

- Board Stipends

- Discussion on removing the \$25/meeting stipend from the Zoning and Board of adjustment.
- Rich Magee will draft up an ordinance to remove the stipend, to be ready to read by June Meeting

FENCES

- Another solid fence was constructed in the Village without a permit.
 - Discussion on the types, structures, heights and areas of what the current ordinances cover
 - Discussion on the different sizes of fencing and what the requirements are for Saint Louis County.
 - Check with Saint Louis County on the restrictions for pool fences.
 - Discussion on what types of fence to have the new ordinance to allow
 - Decision to allow wrought aluminum fencing.
 - Discussion on what on heights of fence
 - Difference between max height for interior and pool fences.
 - Discussion on width of pickets for fence and the ending of the fence pickets to the ground.
 - Rich to get specs and write up an ordinance to be presented at the June Meeting.

SOLAR PANELS

- A resident has expressed interest in putting in solar panels in his home.
 - The board has no objections to installing solar panels.
 - The solar panels must be constructed within the guidelines of the Grantwood Village Ordinances.
 - The proposed plan does not meet the Ordinances. It violates the back and side property lines.

BUILDING PERMITS & RENTAL FEES

- The ordinance will need to be rewritten to change the wording of the fee amount.
 - Suggestion to have a “not to exceed” amount.
 - Building Permits will also need to be revisited, possibly to include a sliding scale based on the cost of the project.
 - Rich Magee will look at what the City of Glendale uses and discuss with the board.
 - Also to decide on a possible time limit to issue a permit, such as 30/60/90 days from the application time to the date the permit is issued.

VILLAGERS/QUESTIONS COMMENTS

ADJOURNMENT

Bob Bess motioned, seconded by Mark Kienstra to adjourn the meeting. On voice vote the motion unanimously passed. The meeting closed at 8:45 P.M. The next Regular Board of Trustee meeting will be held on Tuesday June 17, 2014 at **7:00 P.M.**

Respectfully Submitted,

Chairman

Attest:

Village Clerk