

**MINUTES OF THE PUBLIC HEARING HELD BY THE BOARD OF TRUSTEES OF
THE VILLAGE OF RIVERVIEW, ST. LOUIS COUNTY, MISSOURI, HELD ON JUNE 3,
2009**

BE IT REMEMBERED THAT the Board of Trustees of the Village of Riverview, St. Louis County, Missouri, met at City Hall, 9699 Lilac Drive at 6:00 p.m. on June 3, 2009.

At the time and place, upon roll being called, there were found to be present the following named officers and members of the Board.

Trustee Howard Pierce	Present
Trustee Michael Ellington	Present
Trustee Phyllis Paro	Present
Trustee Bruce Stocker	Present
Chairman Steve Paro	Present

Village Clerk Megan Asikainen was also present. Jennifer Ross and Ricky Eastern were present on behalf of Jitterbug's Learning Center.

There being a quorum present, the meeting was called to order by Chairman Steve Paro in order to discuss the recommendations from the Planning and Zoning Commission regarding a conditional use permit application for a daycare at 420 Chambers Road.

Ms. Ross began by stating that she used to operate a daycare center in Bellefontaine Neighbors and had purchased the property at 420 Chambers to expand her business. She said that she is looking to bring an experienced daycare into the community.

Trustee Michael Ellington asked Ms. Ross if the daycare would be opened as a 24-hour center. Ms. Ross responded that the daycare would seek a 24-hour license but that the care would only be provided if necessary. She said that the normal hours of operation would be from 6 a.m. to 6 p.m. but that parents could request, at least 2 weeks in advance, extended care if necessary. She said that there would have to be enough parents who needed the extended hours in order for her to operate, that she would not remain open for one or two families.

Trustee Ellington stated he was also concerned about the parking because there are a limited number of spaces on the property and that parents could not park on Chambers. Mr. Eastern stated that they had discussed the parking with the Planning and Zoning Commission and showed the Board members a diagram of the parking plan. Ms. Ross said that the parents would be instructed on how to exit the parking area so that they would not be causing a traffic jam on Chambers Road and that they would be instructed that they cannot park on Chambers Road or on private property. Trustee Stocker referred to the parking diagram and asked where the employees would park as there is a playground in the rear of the facility that opens onto the lot. Ms. Ross said that they recently added another fence to keep the playground separate from the parking area and that the children would not be able to get out of the fence. Trustee Stocker asked how many parking spots were in the front of the building. Mr. Eastern responded that there were 4 customer spots with 1 handicapped parking spot in front of the building and 5 employee parking spots in the rear of the lot.

Trustee Howard Pierce asked if the fire department had issued an occupancy permit for the building yet which states the maximum occupancy. Ms. Ross said that there were still some items that were being completed but that she was working with the fire department and the Building Commissioner to get the inspections completed and the occupancy.

Trustee Pierce asked if there would be someone on the premises trained in CPR and first aid. Ms. Ross responded that there would be.

Ms. Asikainen read the Board of Trustees the following conditions recommended by the Planning and Zoning Commission:

1. The Village must see a copy of the state daycare license prior to Ms. Ross occupying the property and running the business.
2. Ms. Ross must receive occupancy permits from both the Village of Riverview and the Riverview Fire Protection District.
3. Ms. Ross must meet all Village Codes prior to the issuance of the conditional use permit.
4. The regular hours of operation allowed will be from 6 a.m. to 6 p.m. with 24 hour care provided on an as-needed only basis as allowed by state license and only if in good standing with state.
5. No commercial or residential use of rear building (white building) because minimum square footage requirements for occupancy are not met.
6. Ms. Ross must maintain and provide the Village with a copy of her liability insurance certificate.
7. Ms. Ross must allow inspection by the Village Code enforcement officials (including the Building Commissioner, Health Commissioner, Electrical Inspector, and Police and Fire Departments) upon reasonable notice.

A motion was made by Trustee Michael Ellington and seconded by Trustee Bruce Stocker to issue a conditional use permit with the above listed conditions to allow a daycare on the property at 420 Chambers Road. By roll call vote:

Trustee Howard Pierce	Aye
Trustee Michael Ellington	Aye
Trustee Phyllis Paro	Aye
Trustee Bruce Stocker	Aye
Chairman Steve Paro	Aye

All Trustees voted in the affirmative, the motion carried to allow a daycare at 420 Chambers Road with the stipulated conditions. Ms. Asikainen stated that the conditions would be integrated into an Ordinance allowing the conditional use which will be considered at the next monthly meeting of the Board of Trustees.

With no further business to discuss, a motion was made by Trustee Howard Pierce and seconded by Trustee Phyllis Paro to adjourn the meeting. All Trustees voted in the affirmative, the meeting was adjourned at 6:20 p.m.

Respectfully Submitted,

Steve Paro, Chairman

ATTEST:

Megan Asikainen, Village Clerk