

**CITY OF HAZELWOOD
COUNCIL WORK SESSION
JANUARY 11, 2017**

CALL TO ORDER A Council work session was called to order by Mayor Matthew G. Robinson at 6:05 p.m. on Wednesday, January 11, 2017, in the Council Chambers at Hazelwood City Hall.

On roll call the following members of the Council were present:

Carol A. Stroker
Robert M. Aubuchon
Don W. Ryan
Robert Parkin II
Matthew G. Robinson
Russell Todd
Warren H. Taylor
Mary G. Singleton

Councilwoman Rosalie Hendon was not present. Mrs. Thomas declared a quorum was present. Also present were City Clerk Christine Thomas and City Manager Matt Zimmerman.

SPECIAL ORDER OF BUSINESS

ORDER OF AGENDA There were no objections and the order of the agenda was adopted as printed.

LOCATION AND DESIGN OF TRASH ENCLOSURES In response to requests by Mr. Taylor and the Board of Adjustment, staff had provided the Council with a proposal to amend the Code relative to the location and design of trash enclosures.

City Planner Earl Bradfield explained the proposal to require trash enclosures to be located in the rear yard rather than behind the front building line. The current regulations aren't in the best interests of the residents or the neighborhood aesthetics.

Code Administrator Pat McSheehy stated he combined the regulations, which are currently in multiple areas of the Code, into one section. He stated there's an existing requirement for new construction that trash enclosures are constructed of the same type of material as the primary building. Staff recommends extending the requirement and adding additional construction requirements to improve the longevity of the enclosures. Requiring a separate access for foot traffic is also recommended to avoid instances when residents of multi-family dwellings open the gates, throw the trash in the dumpster, and fail to close the gates.

In response to Mr. Taylor's inquiry, Mr. Zimmerman stated staff is recommending grandfathering of any existing enclosures. There are many enclosures throughout the City and the cost to replace one enclosure is estimated at \$3,000 to \$10,000. Grandfather status would be lost with removal of 50% or more of an existing enclosure.

There were no objections from the Council and staff will present the proposal to the City Plan Commission.

SHORT-TERM RENTALS Staff had provided the Council with a copy of the report, **OF RESIDENTIAL** requested by Mrs. Singleton, on possible regulations for **PROPERTIES** short-term residential property rentals.

Mrs. Singleton stated she's concerned with the affect short-term rentals, such as Airbnb, may have on neighbors and would like to reduce any adverse impact. She stated Maplewood has a good ordinance. Florissant and Maryland Heights have ordinances that require inspections after each tenant. Mrs. Singleton stated the use could be lightly regulated or heavily regulated as a deterrent. She stated she believes Ward 8 residents wouldn't want to allow short-term rentals. Regulations for short-term rentals could be connected to the existing regulations for bed and breakfasts (B&B). A business license, permit, or Special Land Use Permit could be required. Mrs. Singleton asked how the City would track these types of business and assure compliance.

Mr. Zimmerman replied Maplewood has an employee who checks the Airbnb website each week for advertisements for properties in their city and cross references the information with their permit database. He stated our staff could do this if the Council wished to require a permit. Any fee couldn't be in excess of the cost to provide the permit. Mr. Zimmerman stated Mr. O'Keefe advised any homeowners' association rules cannot be superseded. In addition, Mr. O'Keefe encouraged the same treatment for short-term rentals as for B&B. The existing regulations for B&B require the owner to provide one meal a day and to stay in the home. Challenges with Code enforceability may be created by treating short-term rentals and B&B differently because they are the same type of business.

Mrs. Singleton commented the existing regulations for B&B could be changed to create cohesive regulations.

Mr. Aubuchon asked if B&B require Health Department inspections.

Mr. Zimmerman replied not to his knowledge. They are only required to obtain annual business licenses. He added the City has never had a B&B.

Mrs. Singleton asked if hotels are inspected.

Mr. McSheehy replied they aren't and inspecting extended stay hotels should probably be considered.

Mayor Robinson requested a report on extended stay hotels including crime, drugs, and code enforcement.

Mrs. Stroker commented on crime in the Chapel Ridge and Knollwood Apartments areas.

Mayor Robinson asked staff to add these areas to the report.

Mrs. Singleton suggested the regulations for short-term rentals should include a requirement that the property owner reside on premises at all times during the rental which could reduce the attractiveness of short-term rentals because the property owner generally doesn't reside on premises.

Insurance liability was discussed. Mr. Zimmerman noted the Maplewood ordinance doesn't include an insurance requirement.

Mr. Zimmerman noted B&B are currently permitted in single-family zoning districts. However, short-term rentals are prevalent in multi-family dwellings. He asked if the Council wishes to expand the new regulations for B&B and short-term rentals to include multi-family dwellings.

In response to Mr. Todd's inquiry, Mr. Bradfield confirmed short-term rentals are for periods of less than 30 days.

Mr. Zimmerman stated he would draft an ordinance for Council consideration at a future regular Council meeting. He noted a bill has been filed in the General Assembly to prohibit any local regulation of short-term rentals with no grandfathering.

MML LEGISLATIVE CONFERENCE Mayor Robinson stated, as vice-president of the Missouri Municipal League, he would like to attend the league's Legislative Conference on February 14 and 15.

There were no objections and Mrs. Thomas will make the arrangements.

ADJOURNMENT The meeting was adjourned at 6:44 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

Christine Thomas - City Clerk
City of Hazelwood, Missouri