

**RESOLUTION NO. 114**

**A RESOLUTION GRANTING A SPECIAL BUSINESS PERMIT FOR 810 MERAMEC STATION ROAD.**

**WHEREAS**, John and Beth Reider (“Applicants”), representatives of the owner of 810 Meramec Station Road (the “Property”) have applied for a Special Business Permit for the Property (attached as Exhibit A hereto) to allow them to use the Property for general office use related to JVR Enterprises, LLC, Bubble Bus and Intellipower, Inc. (the “Businesses”), in a residential structure on a residentially zoned lot; and

**WHEREAS**, on September 27, 2016, the Twin Oaks Planning and Zoning Commission recommended approval of the Special Business Permit; and

**WHEREAS**, after a duly noticed public hearing held at a November 2, 2016 public meeting, the Board of Aldermen finds that the requirements of Section 400.175.A and that issuance of the SBP is in the best interest of the Village as a whole;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TWIN OAKS, MISSOURI, AS FOLLOWS:**

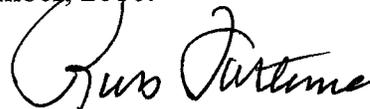
**Section 1.** Having determined that the Applicants and the Property meet the requirements for issuance of the Special Business Permit, the Board hereby grants the Special Business Permit for 810 Meramec Station Road for general office use for the Businesses subject to the following conditions:

- 1) No outside storage of product or supplies;
- 2) No exterior signage except as allowed in Section 400.175.A.7;
- 3) No overnight parking or storage of Bubble Buses on the Property; and,
- 4) Continued compliance with all requirements of Section 400.175.A.

**Section 2.** The Village Administrator is hereby authorized to memorialize the Board’s grant of the Special Business Permit by signing and dating the Application in the “For Office Use Only” box on Page 2 of the Application and to send a copy thereof to Applicants for their records.

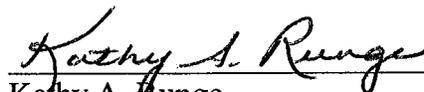
**Section 3.** This Resolution shall be in full force and effect from and after its passage by the Board of Trustees.

PASSED and APPROVED this 2nd day of November, 2016.



Russ Fortune, Chairman  
Board of Trustees

ATTEST:



Kathy A. Runge  
Village Administrator

Exhibit A



**VILLAGE OF TWIN OAKS**

1393 Big Bend Road, Suite F • Twin Oaks, MO 63021  
(636) 225-7873 • fax (636) 225-6547 • [www.vil.twin-oaks.mo.us](http://www.vil.twin-oaks.mo.us)

**Application for Special Business Permit**

*A Special Business Permit may be approved as outlined in Code Sections 400.130(A)(9) and 400.175. Four (4) copies of this Application form shall be submitted accompanied by all information/data requirements set forth below and including all application fees (\$250.00, per Code Section 400.460). (Please type or print in ink)*

**Applicant Information:**

Name of Applicant: John and Beth Reider  
Home Address: 810 Meramec Station Road, Valley Park, MO 63088  
Home Phone #: 636.529.0922 Mobile Phone #: 314.614.4549  
Email: \_\_\_\_\_

**Property Information:**

Owner of Record: Reider, John V. & Elizabeth R. H/W  
Address: 810 Meramec Station Road, Valley Park, MO 63088  
Phone #: 636.529.0922 Year Constructed: 1922

**Business to be Operated on Property\*:**

Name of Business: JVR Enterprises, LLC; Bubble Bus; and Intellipower, Inc.  
Name of Owner(s) of Business and Percentage Ownership: John V. Reider; 100%

Purpose(s) of Business: General office

Description of Uses/Activities Proposed: General office tasks

Phone #: 636.529.0922 Fax #: \_\_\_\_\_  
Email: \_\_\_\_\_

\*If more than one business is operated at the address, provide required information for each business. Attach additional sheets if necessary.

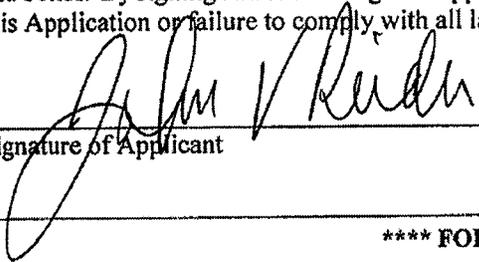
**Special Business Permit Application**

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**Applicant shall additionally provide the following information which shall be attached to or included with this Application:**

- Legal description of the property.
- Outboundary plat of the property.
- Photos of existing site and buildings.
- If changes to the exterior of the building or property are proposed, a Site Plan, including, but not limited to the following:
  - o Location and designated uses of all buildings and other structures as well as parking and open areas shall be indicated.
  - o Existing and proposed contours at vertical intervals of not more than five (5) feet referred to sea level datum. Flood plain areas shall be delineated.
  - o Approximate location of all isolated trees having a trunk diameter of six (6) inches or more, all tree masses and proposed landscaping.
  - o Two (2) cross section profiles through the site showing preliminary building form, existing natural grade and proposed final grade.
  - o Proposed ingress and egress to the site, including adjacent streets.
  - o Preliminary plan for provision of sanitation and drainage facilities.
  - o Preliminary plan for stormwater quality control measures (if applicable).
  - o Stream buffer areas.
- Application Fee: *per* Section 400.460.

**Applicant's Representations:** I, John V. Reider ("Applicant"), hereby represent that the information contained in this Application is true, correct and complete to the best of my knowledge, information and belief. By signing and submitting this Application, Applicant acknowledges that failure to truthfully complete this Application or failure to comply with all laws may result in revocation of this or other approvals or permits.

 \_\_\_\_\_ 9-21-16  
Signature of Applicant Date

<b>**** FOR OFFICE USE ONLY ****</b>			
Twin Oaks' Signature: _____	Date of Approval: _____		
Amount Paid: _____	Cash/Check#: _____	Date Received: _____	