



**NOTICE OF PUBLIC MEETING
NOVEMBER 2, 2026 – 7:00 P.M.
BOARD OF ALDERMEN MEETING
TENTATIVE AGENDA**

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF OCTOBER 19, 2026 MINUTES
- V. CITIZEN COMMENTS

Citizen comments are an opportunity for the Board to hear from residents. The Board generally does not engage in discussion or take action during this portion of the meeting. Please know that your comments are heard, and the appropriate alderman or City staff will follow up as needed.

VI. ORDINANCES FOR FIRST READING

B20-26 AN ORDINANCE AMENDING THE SPECIAL USE PERMIT TO MERLO AUTOMOTIVE GROUP, INC. FOR A NEW CAR SALES DEALERSHIP AND USED CAR SALES AGENCY AND RELATED FACILITIES IN CONJUNCTION THEREWITH AT 10058, 10070 AND 10088 MANCHESTER ROAD

VII. RESOLUTIONS

R42-26 A RESOLUTION CALLING FOR THE ELECTION OF OFFICERS TO SERVE THE CITY OF GLENDALE, MISSOURI, AS MAYOR AND ALDERMEN FROM EACH OF THE CITY'S THREE WARDS; SETTING FORTH THEIR TERMS OF OFFICE; DECLARING THE FILING DATES AND TIMES FOR SUCH MUNICIPAL OFFICES, AND ESTABLISHING THE ELECTION DATES AND POLLING HOURS FOR THE ELECTION DAY

VIII. REPORTS

IX. ADJOURNMENT

X. EXECUTIVE SESSION

Notice is hereby given that, subject to a motion duly made and adopted, the Board of Aldermen will hold a closed meeting pursuant to Section 610.021, RSMo: (1) legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys; and (2) leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.

AN ORDINANCE AMENDING THE SPECIAL USE PERMIT TO MERLO
AUTOMOTIVE GROUP, INC. FOR THE OPERATION OF A NEW CAR
SALES DEALERSHIP AND USED CAR SALES AGENCY AND RELATED
FACILITIES IN CONJUNCTION THEREWITH AT 10058, 10070 AND 10088
MANCHESTER ROAD

WHEREAS, the City of Glendale has, by Chapter 400 of the Municipal Code, divided the city into districts and established regulations governing the use of land and the location of buildings therein, and

WHEREAS, Section 400.420 of Chapter 400 of the Municipal Code of the City of Glendale, Missouri, provides that the Board of Aldermen by Special Use Permit, may authorize the location and operation of a new and used car dealership and in conjunction therewith a repair garage, and an outdoor new and used car sales and display lot within the C-2 Commercial District of the City; and

WHEREAS, Merlo Automotive Group, Inc., currently operates a new and used car dealership and a repair shop located at 10058, 10070 and 10088 Manchester Road under special use permits pursuant to Ordinance Number 25-24; and.

WHEREAS, Merlo Automotive Group, Inc. has filed an application to amend the special use permit to permit the use of the western portion of the existing building at 10070 Manchester Road as service areas and all other allowed uses instead of a dedicated Jeep showroom, with the intent that all other conditions and requirements of the special use permit approved by ordinance 25-24 shall remain in full force and effect; and

WHEREAS, the application to amend the special use permit for 10058, 10070 and 10088 Manchester Road was referred to the City Plan Commission for review, and, at its August 12, 2026 meeting, the City Plan Commission issued its recommendation to approve the proposed amendment to the special use permit subject to the conditions stated in Ordinance 25-24; and

WHEREAS, the Board of Aldermen called a Public Hearing on such proposed amendment to the special use permit for the 8th day of September, 2026, and a notice of such Public Hearing was published on the City's website on August 31st, 2026, published on July 31st, 2026, in the St. Louis Countian, a newspaper of general circulation in the City of Glendale, and copies of such notice were mailed via First Class Mail to all property owners shown by the City's tax records within three hundred (300) feet of the boundaries of the subject property;

WHEREAS, a Public Hearing was held before the Board of Aldermen of the City of Glendale on September 8th, 2026, at 7:00 P.M. with respect to this application.

WHEREAS, the Board of Aldermen of the City, after due and careful deliberation, has concluded that amendment of the special use permit would meet the requirements of the Zoning Code of the City of Glendale, Missouri and would not: (a) substantially increase traffic hazards or congestion; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, AS FOLLOWS:

SECTION ONE:

The Board of Aldermen of the City of Glendale, after due and careful deliberation, does hereby conclude that amending the special use permit for Merlo Automotive Group, Inc. (“Permittee”) for the use of the premises at 10058, 10070 and 10088 Manchester Road, in accordance with the plans submitted to the City and marked as “Received” on _____, 2026, for purposes of operating a new car dealership and in conjunction therewith a repair shop, new and used car sales and display lot, vehicle storage, and a car wash for use solely by the dealership, subject to compliance with the conditions set forth in Section Three of Ordinance 25-24, meets the requirements of the Zoning Code of the City of Glendale, Missouri and would not (a) substantially increase traffic hazards or congestions; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

SECTION TWO:

Subject to the conditions hereinafter provided and the conditions stated in Section 3 of Ordinance 25-24, the Special Use Permit issued by Ordinance Number 25-24 is hereby amended, and Permittee is authorized to continue to operate a new car dealership and in conjunction therewith, a repair shop and new and used car sales and display lot, vehicle storage and a car wash for use solely by the dealership on the following terms and conditions at 10058, 10070 and 10088 Manchester Road:

- (A) To continue to locate and operate a new car dealership and in conjunction therewith a repair shop, new and used car sales and display lot, office space, and in connection with the operation of such dealership to construct a 70’ x 74’ addition to its facility to house the dealership’s expanded service and repair operations, a new 50’ x 75’ car wash, and a new 7’ Bufftech Galveston style fence in Sierra Blend color, pursuant to the detailed final development plan as submitted to the City for 10070 and 10058 Manchester Road, Glendale, Missouri 63122 stamped as “Received” by

the City on August 17, 2023, and to construct a vehicle storage lot upon the 0.757 +/- acre parcel at 10088 Manchester Road pursuant to the vehicle storage lot improvement plans as submitted to the City for 10088 Manchester Road, Glendale, Missouri 63122 stamped as “Received” by the City on November 20, 2024, and to construct, maintain and operate no more than ten (10) new additional service areas and related facilities along with all other allowed uses within the western portion of the existing building located at 10070 Manchester Road according to the plans marked “Received” by the City on _____, 2026.

SECTION THREE:

The Special Use Permit herein granted shall be conditioned upon and shall become and remain in force and effect only under (i) the terms and conditions as stated in Section 3 or Ordinance 25-24, which terms and conditions are expressly incorporated herein by reference, and (ii) the following conditions:

- (A) The two western-most service bay doors located on the south side of the western portion of the building located at 10070 Manchester Road shall be solid doors with a Sound Transmission Class (STC) rating of 35 or higher.
- (B) The operation of the service bays in the western portion of the building located 10070 Manchester Road shall be conducted only between the hours of 7 a.m. and 8 p.m., Monday through Saturday. All service bay doors located on the south side of the western portion of the building located at 10070 Manchester Road shall remain closed after 6 p.m. except when moving a vehicle in or out of one of the service bays.
- (C) Permittee shall submit to the City before receiving a building permit for the expansion of the service bays on the property an acceptable detailed landscaping plan for the portion of the property at 10070 that borders the northern border of the Glendale Gardens Condominiums. Said landscaping plan shall show all trees and vegetation to be removed and the location of all new trees to be planted in order to provide significant visual screening of the proposed service bays. Permittee shall plant such visual screening and shall maintain the grass, plants, and trees in this area. Maintenance includes, but is not limited to, regular mowing, mulching, dead-wooding of trees, and removing or replacing invasive, diseased, dying, or dead plants and trees as needed.

- (D) Permittee shall submit to the City before receiving a building permit for the expansion of the service bays on the property a detailed site plan of the entire property at 10058, 10070 and 10088 Manchester Rad that shows all buildings, all striped parking and vehicle storage areas, all internal traffic flows upon the property, and the details of all screening for trash dumpsters.

SECTION FOUR:

This Special Use Permit, as amended, shall remain in full force and effect so long as Permittee shall comply with all the terms and conditions thereof. In the event that Permittee shall breach any of these conditions, Permittee shall be given a written notice of such breach by the City of Glendale, delivered to any person in charge of the office of Permittee. If such condition is not corrected within a reasonable time and in any event within thirty (30) days of the delivery of such notice, it is agreed that the City of Glendale shall have the right to close down the operations, under the Special Permit, until such time as Permittee shall comply with all terms and conditions of said permit or permits.

SECTION FIVE:

The permit issued hereby shall become effective and be in full force at such time as the City of Glendale has received an acknowledgement from Permittee accepting the terms of this ordinance.

SECTION SIX:

This Ordinance shall be effective immediately on its passage and approval.

This Ordinance passed and approved this ___ day of _____, 20__.

Michael A. Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/City Clerk

A RESOLUTION CALLING FOR THE ELECTION OF OFFICERS TO SERVE
THE CITY OF GLENDALE, MISSOURI, AS MAYOR AND ALDERMEN
FROM EACH OF THE CITY'S THREE WARDS; SETTING FORTH THEIR
TERMS OF OFFICE; DECLARING THE FILING DATES AND TIMES FOR
SUCH MUNICIPAL OFFICES, AND ESTABLISHING THE ELECTION
DATES AND POLLING HOURS FOR THE ELECTION DAY

WHEREAS, Chapter 79 of the Revised Missouri Statutes provides for elections to be held on the first Tuesday of April in each year for the election of officers of fourth-class cities; and

WHEREAS, Chapter 115 of the Glendale City Code provides for the conduct of City elections.

NOW, THEREFORE, Be It Resolved by the Board of Aldermen of the City of Glendale, Missouri, as follows:

SECTION ONE:

The annual election of officials for the City of Glendale shall be held on Tuesday, April 6, 2027, in the polling places as shall be designated and assigned by the Board of Election Commissioners of St. Louis County. Said polls shall be opened at the hour of 6:00 a.m. and remain open until 7:00 p.m. on that date. This election shall be conducted under Missouri law and under the direction of the Board of Election Commissioners of St. Louis County.

SECTION TWO:

The following officers of the City of Glendale, Missouri are to be elected for a term of two (2) years or until his or her successor shall have been elected or appointed:

Mayor
Alderman, Ward I
Alderman, Ward II
Alderman, Ward III

SECTION THREE:

Qualified residents desiring to be elected to any office in the City shall file the appropriate petition, declaration of candidacy and candidacy acknowledgment on forms provided by the City for that purpose with the office of the City Clerk after 8:00 a.m. on Tuesday, December 15, 2026, until Tuesday, January 5, 2027 at 5:00 p.m.

This Resolution passed and approved this 2nd day of November, 2026.

Mike Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/City Clerk