



MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 26, 2015
7:00 PM

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the Creve Coeur Government Center, 300 N. New Ballas Road on Monday, January 26, 2015 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz asked for a moment of silence for the Perkins family and gave a brief invocation. Mayor Glantz read a statement regarding the shooting at the AMC Theater last weekend.

ROLL CALL

Mayor Glantz	
Mr. Kreuter	Council Member Ward I
Ms. Kramer	Council Member Ward I
Mrs. Lawrence	Council Member Ward II
Mr. Wang	Council Member Ward II
Mr. Hoffman	Council Member Ward III
Mrs. D'Alfonso	Council Member Ward III
Mr. Saunders	Council Member Ward IV
Mr. Kent	Council Member Ward IV

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

Lynn Berry resident of 626 Graeser Road read and presented a statement for the record regarding the Graeser Road sidewalk project. (Exhibit A)

Jim Heines stated the Ladue Road sidewalk project was a complete replacement project. With the Graeser Road project the intent was never to totally rebuild the sidewalk system but rather make the system ADA compliant. For a full replacement it would be an additional \$300 - \$400,000 which is not included in the grant project.

Council Member Kramer stated she received calls from a resident in the Rondelay area about the negative impact of the machinery that is being left in the area during the project.

Council Member Kent stated the finishes of the new concrete are rough broom finishes. Very poor quality.

Council Member Hoffman stated he is hoping that we do not have to pay for such an inferior product.

Council Member Kent stated if the issues are not corrected the full amount should not be paid.



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Anthony Kardis resident of 678 Graeser Road stated he is also concerned with the construction of the sidewalks and impact on accessibility of driveways and pedestrian safety.

Mel Klearman asked for better inspection of the work.

Al Heinermann of Progressive requested the Council consider going out to bid in June for the city's trash and solid waste contract.

ACCEPTANCE OF THE AGENDA

Council Member Hoffman moved, seconded by Council Member Kreuter to accept the agenda as presented, with the vote upon such motion, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

CONSENT AGENDA

Council Member Hoffman moved, seconded by Council Member Saunders to approve the consent agenda as presented.

- 1. Council Minutes Dated January 12, 2015**
- 2. Bill No. 5535 - an Ordinance Amending Chapter 600 of the Code of Ordinances of the City of Creve Coeur Regarding Alcoholic Beverages. Final Reading and Passage**
- 3. Bill No. 5536 - an Ordinance Amending Section 300.010 of the Code of the Ordinance of the City of Creve Coeur Regarding Traffic Regulations. Final Reading and Passage**



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- 4. Resolution No. 1147 - a Resolution Authorizing the City of Creve Coeur to Purchase Two 2015 Dodge Charger Police Vehicles from Lou Fusz Dodge for the Total Amount of \$48,920.00.**

- 5. Resolution No. 1148 - a Resolution Authorizing the City of Creve Coeur to Purchase Two 2015 Ford Police Interceptor Utility AWD Vehicles From Lou Fusz Ford for the Total Amount of \$56,556.00.**

Mayor Glantz called the question to approve the agenda as presented, with the vote upon such motion, as follows:

Council Member Kramer – Aye
Council Member Lawrence- Aye
Council Member Hoffman – Aye
Council Member D’Alfonso – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

BILLS PAYABLE REPORT
For Information Only

Bills Payable Report

Council Member Kreuter moved, seconded by Council Member Kent to hold any bills on the Graeser Road sidewalk project until the issues have been resolved, with the vote upon such motion, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D’Alfonso – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

UNFINISHED BUSINESS

- 6. Bill No. 5532 - an Ordinance Authorizing a Master Sign Plan for DeSmet Jesuit High School Located at 233 N. New Ballas Road and Zoned “B” Single Family Residential. Final Reading and Passage**

City Clerk read Bill No. 5532 for the final time.



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Council Member Hoffman moved, seconded by Council Member Kramer to approve Bill No. 5532.

Council Member Wang stated that his wife is a part time teacher at DeSmet and recused himself from the dais.

Andy Sebacher, representing DeSmet stated he met with Council Member Lawrence about her wishes for only one entrance monument for each entrance and DeSmet's need to identify their facility.

Council Member Kramer asked if P & Z's position was not to have two signs at each entrance.

Andy Sebacher stated they amended the Master Plan for Emerson Road, which was to allow a total of two with no amendment to the Ballas Road.

Council Member Kramer asked so existing Emerson sign would be eliminated.

Andy Sebacher stated DeSmet would either remove the existing sign before two were added or reduce the addition to just one and keep the existing one. Mr. Sebacher stated the P & Z amendment for Emerson Road was to eliminate the existing sign if the intention was to install two new signs. There would be two at Ballas and either add one or eliminate the current and add two at Emerson with a total of four.

Council Member Kent stated the current DeSmet sign is placed in the middle of nowhere in the lot and to the west lies nothing but Hwy 270 so no one on Emerson Road is going to have an objection. At the end of Emerson Road is Woodbridge subdivision which has two gates right on Ladue. It would make sense to have two signs identifying the campus and is in line with the other designs in the area.

Council Member Saunders stated for clarification, the sign on Emerson Road on the hillside was to be replaced either way given that it wasn't consistent with the style of signage in the plan.

Paul Langdon stated #2 & 3 of the conditions of the draft ordinance, clearly if any new signs are installed then the old must be removed.

Carl Lumley stated his recollection is that the language was changed at P & Z and that originally new signs had to be similar and then it was changed to "the signs will be similar".

Council Member Lawrence stated as DeSmet is aware; she has concerns with the proposed monument signs for the front. Council Member Lawrence stated she feels that the current monument sign is very visible both during the day and night. The proposal is to remove the current 25 sq ft sign and replace it with two signs each covering 60 sq ft. The proposal is to replace a 25 sq ft sign with 120 sq ft signage. Also feel that if Council approves this, we are setting precedent whereby a lot of other entities, throughout the city will apply for these pair, large monument signs to flank their entryway.

Council Member Lawrence moved, seconded by Council Member Kramer to amend Bill No. 5532 to Section 3-2, "no more than one monument sign shall be permitted for frontage along each of Ballas and Emerson Roads".



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Ray Densburger, Director of Operations at DeSmet stated the purpose of this application is to create a sense of entry onto the campus. The signs are actually going to be located more on the inside of the property. If the signs are going to be reduced to one on each road then DeSmet will most likely withdraw the application.

Council Member Hoffman stated this is a precedent setting issue if every school were to get two entry monument signs.

Mayor Glantz called the vote to amend Section 3-2 to reduce to one monument sign for each entrance, with the vote upon such motion, as follows:

Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye
Council Member Kreuter – Nay
Council Member Kent – Nay
Council Member Saunders – Nay

The vote on the motion is 4 ayes and 3 nays, motion carried.

Ray Densburger, Director of Operations at DeSmet stated he would like the application continued so he has time to discuss with his staff.

Council Member Saunders moved, seconded by Council Member Lawrence to continue Bill No. 5532 to allow time for the applicant to consider amendment, with the vote upon such motion, as follows:

Council Member Saunders – Aye
Council Member Kent – Aye
Council Member Kreuter – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye

The vote on the motion is 7 ayes and 0 nays, motion carried.

7. Amended Bill No. 5533 - an Ordinance Amending Conditional Use Permit Approved by Ordinance Number 2240 to Authorize Renovations to the Building Located at 11830 Olive Boulevard Within the Plaza Motors Campus for the Plaza Audi Dealership. Final Reading and Passage

City Clerk read Amended Bill No. 5533 for the final time.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Amended Bill No. 5533, with the vote upon such motion, as follows:



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Council Member Kramer – Aye
Council Member Lawrence- Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye
Council Member Saunders – Aye
Council Member Kent – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion is 8 ayes and 0 nays, motion carried. Amended Bill No. 5533 becomes Ordinance No. 5411.

8. Bill No. 5534 - an Ordinance Establishing an Audit Committee and Making Related Amendments to Chapter 125, Boards, Committees and Commissions. Final Reading and Passage

City Clerk read Bill No. 5534 for the final time.

Council Member Wang moved, seconded by Council Member Kramer to approve Bill No. 5534, with the vote upon such motion, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence- Aye
Council Member Kramer – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5534 becomes Ordinance No. 5412.

NEW BUSINESS

9. Bill No. 5537 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 3,303 Square-Foot Eating and Drinking Establishment, Crushed Red, Located at 11635 Olive Boulevard Within the Cityplace Mixed-Use/Retail Development. First Reading

City Clerk read Bill No. 5537 for the first time.

Powell Kalish, Co-owner of Crushed Red, spoke regarding this application.

Paul Langdon made a presentation regarding this application.

Council Member Kramer asked what the business hours would be for the establishment.



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Powell Kalish stated 11a.m. – 9 p.m. Sunday through Thursday and 11 a.m. to 10 p.m. Friday through Saturday.

Council Member Lawrence stated there was a lot of discussion regarding parking at the P & Z meeting and asked who owns the small lot directly to the west of the mixed use building.

Paul Langdon stated the owners of the building where Aldi's is located.

Joel Eisenstein, Attorney for the Gabrielle family, owners of Il Bel Lago stated there is not enough adequate parking in the plaza for another dining establishment. The city needs to work with the building management to get walking access from the east side of the Aldi building parking.

Council Member Kent stated he went and visited the site/parking during peak evening dining times and with some reasonable work between the building owners and tenants the problem could be solved. This is more of a management problem than a city problem and the parking meets city requirements.

Paul Langdon stated it is important to recognize that this is not a static situation. Parking is a dynamic and fluid environment. Total spaces around the building are 281, the zoning code allows the Planning Commission and Council to approve a sharing up to fifty percent of the required spaces providing that a written agreement. What is current at CityPlace is an easement that covers the entire campus, REA. The agreement indicates that all of the parking on the entire campus belongs to all of the tenants.

Powell Kalish stated Crushed Red wants to be good neighbors and will work with the property management on the parking issue. Employees will be using the rear garage of the building and deliveries will be received in the rear of the building.

Adam Glosser representative of Redico Investment Corporation and the landlord supports Crushed Red's application and said landlord is committed to supporting all tenants in CityPlace. The current parking meets the necessary ratios required by code and landlord requires all retail staff to park in the rear of the building or the parking garage.

10. Bill No. 5538 - an Ordinance Accepting Dedication of Little Creek Lane as a Public Street. First Reading

City Clerk read Bill No. 5538 for the first time.

Matt Wohlberg stated the subdivision has met all of the requirements for the city to accept its street, sidewalks and street light for maintenance.

Council Member Saunders asked if there any comment from staff on the issues that were required to be corrected before turning it over to the city and that the road is considered a fairly new road.

Matt Wohlberg stated ideally no repairs would have been preferred and it does speak to the quality and construction of the roadway, but feels it won't have a noticeable impact on the budget.



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11. 450 N. Lindbergh Assisted Living Facility CUP Extension Request

Dan Thies presented the request. Council Member Saunders moved, seconded by Council Member Kent to acknowledge the receipt of the request letter of the applicant dated January 8, 2015 and approve the request for an extension of Ordinance No. 5355, with the vote upon such motion, as follows:

Council Member Saunders – Aye
Council Member Kent – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

12. Bill No. 5539 - an Ordinance Amending Section 405.950, Signs in Non-Residential Districts, of the City of Creve Coeur Sign Regulations to Provide Signs for Two-Floor Office Building Subject to Certain Criteria. First Reading

City Clerk read Bill No. 5539 for the first time.

Stephen Kling, Jr representing 633 Emerson Medical Partners made a presentation regarding this application.

Paul Langdon made a presentation regarding this application.

Mr. Kent raised questions about changes to the billboard on the property.

13. Bill No. 5540 - an Ordinance Amending Section 405.450.C, Residential Design Development Procedure, of the Creve Coeur Zoning Ordinance to Allow Certain Residential Lots to Utilize the Same Site Coverage as the Next Higher Intensity Residential Zoning District. First Reading

City Clerk read Bill No. 5540 for the first time.

Jeffrey Bernstein of Jeffrey Homes made a presentation regarding this application.

Paul Langdon made a presentation regarding this application.

Council Member Hoffman stated there seems to be more affected lots in Ward 3 and 4 especially south of Ladue Road. If a major rebuilding trend started in the area then we would have significant storm water runoff issues knowing the hills in that area. The proposed seventy percent site coverage is concerning and feels that it would be too liberal.

Council Member Lawrence stated the maximum she would want to see is fifty-five percent if this passes.



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Council Member Hoffman stated it would be helpful if the maps were rerun with the reduced percentages.

Council Member Saunders stated he is in agreement with Council Member Hoffman's concerns. We are considering a part of the city that currently has storm water issues and the proposed increased site coverage could have a potential significant impact on the area. Council Member Saunders stated he is agreeable to the notion of the idea of the application but need to reevaluate the target area.

Council Member D'Alfonso stated she feels that seventy percent is too high for an area that already has storm water issues.

David Caldwell resident of 257 Brooktrail Court read and presented a statement for the record. (Exhibit B)

Council Member Kreuter suggested having this as a neighborhood by neighborhood process as some areas are looking for change and others don't want it.

Paul Langdon stated we cannot create zoning standard subject to votes of individual subdivisions. The standard is either it is or it isn't. They way to do it is through bylaws and could be a very difficult task. Could consider on-site water detention for site coverage.

14. Bill No. 5541 - an Ordinance Amending the Adopted 2014-2015 General, Capital, and Sewer Lateral Funds Budgets of the City of Creve Coeur by Authorizing Additional Appropriations and Unappropriations from Operating Departments. First Reading

City Clerk read Bill No. 5541 for the first time.

15. Resolution No. 1149 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of the Necessary Documents for Submitting the Project Proposal Application and Later for Executing an Agreement for a Grant-In-Aid from the Federal Transportation Improvement Program Grant Commission as an STP-S Application for the Emerson Road Improvement Project.

City Clerk read Resolution No. 1149.

Council Member Hoffman moved, seconded by Council Member Kramer to approve Resolution No. 1149, with the vote upon such motion, as follows:

Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Kent – Aye



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Council Member Saunders - Aye
Council Member D'Alfonso – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

16. Resolution No. 1150 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of the Necessary Documents for Submitting the Project Proposal Application and Later for Executing an Agreement for a Grant-In-Aid from the Federal Transportation Improvement Program Grant Commission as an STP-S Application for Phase One of the New Ballas Road Improvement Project.

City Clerk read Resolution No. 1150.

Council Member Saunders moved, seconded by Council Member Kreuter to approve Resolution No. 1150.

Matt Wohlberg stated staff is looking for direction in the scope of the sidewalk work to see if Council would like to try and adjust the sidewalk in place for compliance or replace. There is certainly a cost difference.

Council Member Lawrence asked if it is part of the design process to walk the project area and figure out which sidewalks need replacing.

Council Member Hoffman stated if we are looking five years out he would like to see full replacement.

Mayor Glantz called the question to approve Resolution No. 1150, with the vote upon such motion, as follows:

Council Member Saunders – Aye
Council Member Kent – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

APPOINTMENTS

17. Audit Committee Appointments

Council Member Hoffman moved, seconded by Council Member Kreuter to appoint Council Member D'Alfonso, Council Member Lawrence and Council Member Kramer to the newly created Audit Committee, with the vote upon such motion, as follows:

Council Member Kreuter – Aye



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Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL

18. Council Liaison Reports

Council Member Hoffman stated March 9th is the next Police Committee awards at 2 p.m. followed by the Police Committee meeting.

Council Member Kent stated Parks Committee is February 5.

Council Member Lawrence stated Pension Board is January 28th.

Council Member D'Alfonso stated Energy and Environment Committee is having its first meeting on February 4.

BUSINESS FROM CITY ADMINISTRATOR

19. Subdivision Street Lighting Program

Jim Heines stated we were looking for ways to entice subdivisions to put in LED streetlights. During the city-wide survey, residents indicated they were interested in more street lighting. Currently the city is covering the cost of the maintenance and energy cost for the Ameren lights at about \$18.80 per month. If we move to an LED light the cost would be approximately \$1.22 per month which is a substantial cost savings. The installation of an Ameren light is about \$1,124 per light. If we go with an LED light instead the contractors cost is going to be \$1,086. The only difference is the light fixture itself. Recommend the city reimburse for the fixture or the pole as the cost of the conduit and running the wire can vary from project to project. Recommend taking the choices to P & Z and let them choose the fixture and then staff can prepare a cost estimate with possibly an outline of a new street lighting policy and program.

Council Member Lawrence asked if there could be a sweat equity included in the new program/policy in case there are subdivisions that want to participate.

Jim Heines stated yes.

Carl Lumley stated we are currently in litigation with Ameren because they refuse to sell fully depreciated lights to cities so they can save money. The Kansas City Company will sell directly to cities.

Jim Heines stated Ameren does not offer an LED light.



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20. Request for Removal of Exhibit A from July 12, 2010 Council Minutes

City Clerk stated Mr. Weinhaus contacted the city and requested Exhibit A, page 15 be removed from the July 12, 2010 Council minutes. The exhibit is a copy of an email he sent directly to a Council Member at the time and it was submitted for the record containing personal information.

Council Member Wang moved, seconded by Council Member Kreuter to remove Exhibit A, page 15 from the July 12, 2010 Council minutes, with the vote upon such motion being, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

Council Member Hoffman moved, seconded by Council Member Kramer to adjourn at 9:48 p.m., with the vote upon such motion being as follows:

Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye
Council Member Saunders – Aye
Council Member Kent – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

Submitted by:

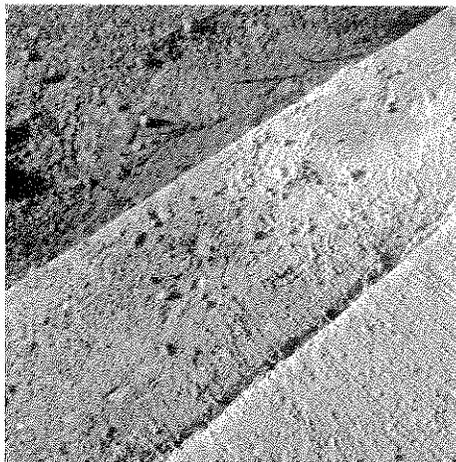
Deborah Ryan
City Clerk

Barry Glantz
Mayor

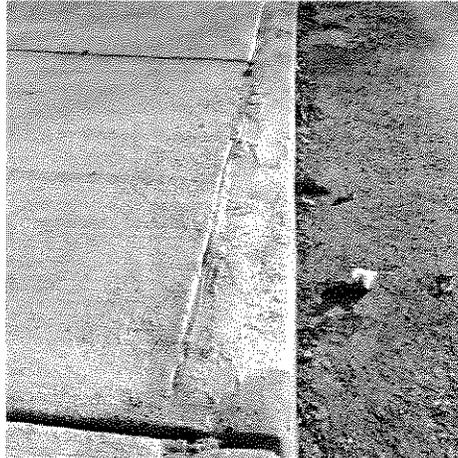
Graeser Road Sidewalk Project

2014

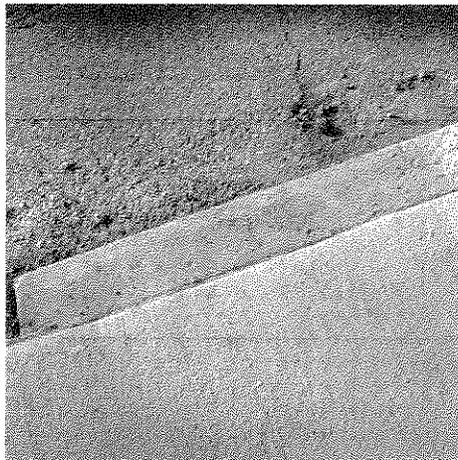
Quality of New Sidewalks



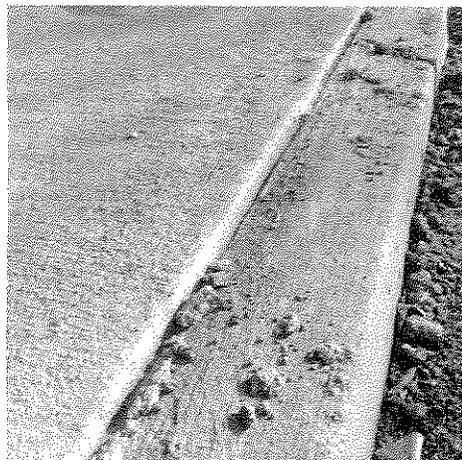
Is This Quality Workmanship?



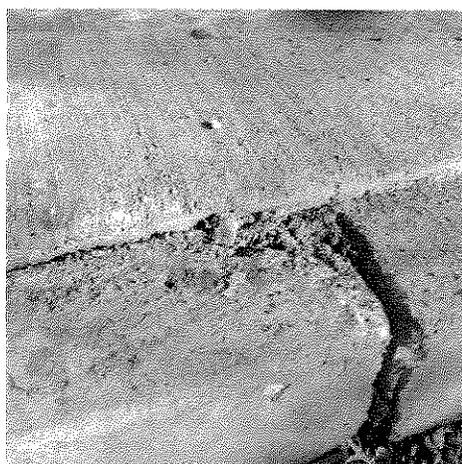
Quality and Texture of New Walks



Weeks Later – Still Looks like This



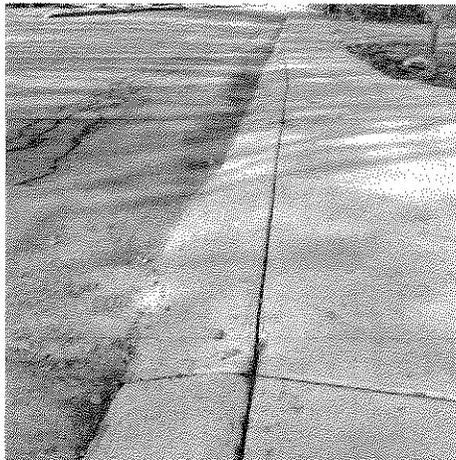
Should it Look Like This?



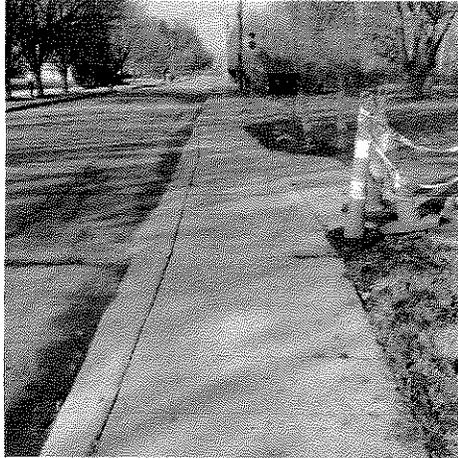
More Quality Work!



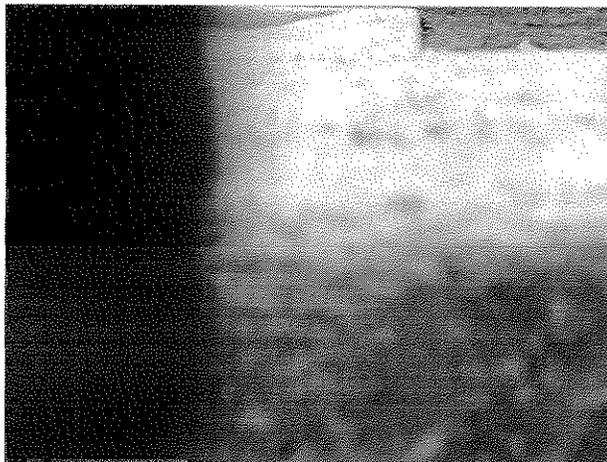
Can My Mini Cooper Make it Up or Down? Don't Do this to Me!



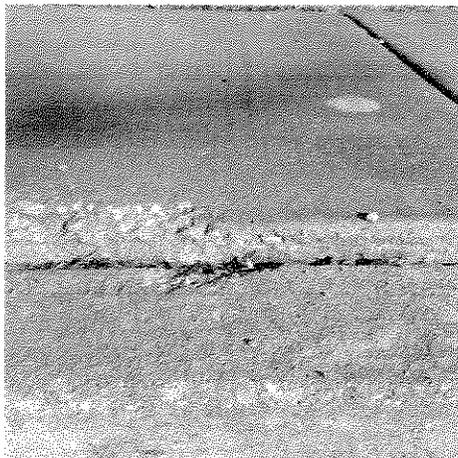
More Curb than I Want!



Texture of Curb on Graeser



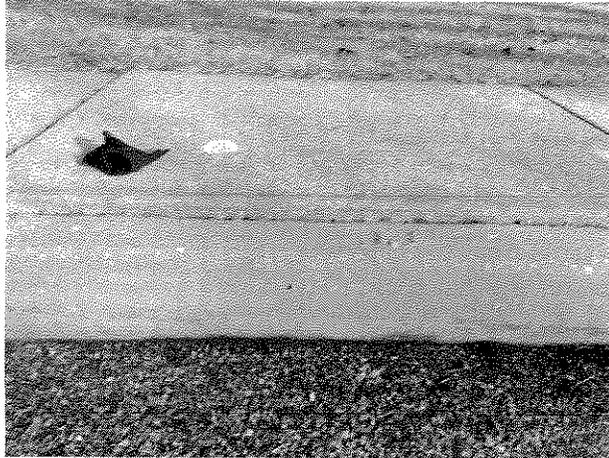
Mud Jacking – Level? No, Too High!



Some are Too Low!



About 1 ½ " Difference – Watch
Your Ankle!



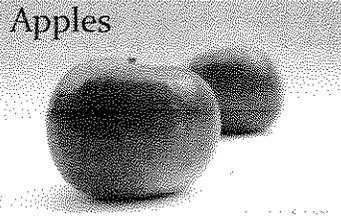
Sure Glad We Are Saving this One!



Mud-Jacked and Low – How High Will the New One Be Next to It?



Now – Let's Compare!

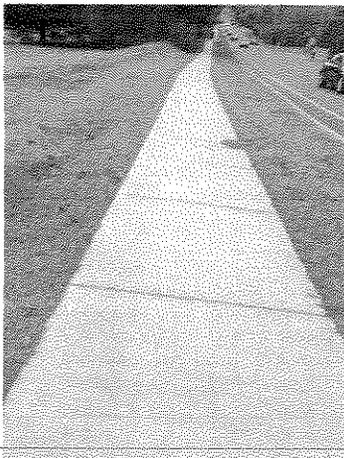


to

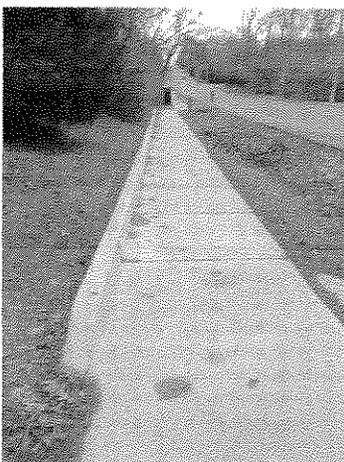
Oranges



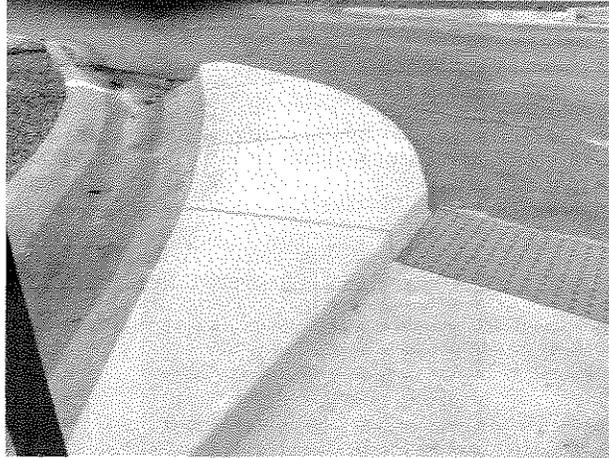
New Sidewalk on Ladue – Comparable?



Even a Border to Prevent Erosion!



Look How Smooth the Curves Are!



Can't Fall off Either Side!



How About a Good Sidewalk and Unique Border?



Where is Quality Control?

- Does Creve Coeur even *have* standards?
- If not, why not?

Ryan, Deborah

From: David Caldwell [davidc@granprixbowling.com]
Sent: Monday, January 26, 2015 3:28 PM
To: mayor_council
Cc: DavidKreuter; A.J.Wang; EllenLawrence; Charlotte D'Alfonso; BobHoffman; Bob Kent
Subject: Bill 5540

May Glantz and Council,

Concerning the first reading of Bill 5540 to increase the allowable site coverage for RDD's, I am opposed.

It is clear that the intent of creating RDD's was not to change one acre lots into smaller lots with some nearby greenspace. The main purpose was to allow for topographical impediments to normal one acre lots, while retaining the character of one acre lots as much as possible. In the specific case of Westwood Place, a creek and hill made the normal layout impossible.

This text amendment would counteract this intent, allowing lots to be developed more intensively, changing the character of the neighborhood. In the case of A-RDD'S, lots of 0.5 acre to 0.7 acre could be developed as intensely as 0.5 acre lots in other subdivisions.

Approval of this text amendment would significantly impact future teardown projects with enormous impact on Creve Coeur. The matter has not had sufficient input from the entire community.

Mr. Langdon asserts that "the market has changed and higher density is desired." I believe that the Council has bent over backwards in recent years to create a variety of housing choices in Creve Coeur. It is not necessary to change the character of established neighborhoods to satisfy the current market. It is not fair to the 95% of residents in neighborhoods who chose Creve Coeur based on the former rules.

While it is a fact that non-conforming houses have been built, this is not a justification to codify this change.

If Council disagrees and chooses to approve this text amendment, I offer two recommendations. First, consider a 30% coverage limit as opposed to the 35% in the proposed amendment. Second, assist subdivision trustees in making changes in their indentures to protect their subdivisions.

Respectfully,
David Caldwell
257 Brooktrail Ct.
Westwood Place subdivision

1/26/15
Exhibit B