

City of Bel Nor, Missouri  
8416 Natural Bridge Road  
Bel Nor, Missouri 63121



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(314) 381 - 2834

## Apartment Development Informational Meeting Minutes

### Call to Order

City Administrator Rachel St. Pierre called the informational meeting to order at approximately 6:00 p.m.

The purpose of the meeting was to provide residents with information and an opportunity to ask questions regarding the apartment development near Hanley Road and University Drive, located outside the City of Bel Nor in unincorporated St. Louis County.

The City Administrator explained that Bel Nor does not have approval authority over the development but is monitoring potential impacts on the community and coordinating questions with outside agencies and stakeholders.

### Meeting Overview

The City Administrator reported that the City had contacted several entities regarding the development, including:

- St. Louis County;
- Kittle Property Group;
- Normandy Schools Collaborative;
- Fire and ambulance representatives;
- St. John Police Department; and
- Other relevant agencies and stakeholders.

Not all invited representatives were able to attend.

Residents were advised that the City would continue collecting questions through an online survey and would forward unanswered questions to the appropriate entities for follow-up.

### Discussion Topics

#### Traffic and Transportation

Residents discussed potential impacts on:

- Hanley Road;
- Natural Bridge Road;
- University Drive;
- Vehicle traffic through Bel Nor;
- Pedestrian movement;
- Crosswalks and pedestrian safety; and

- Nearby intersections.

The City Administrator explained that transportation issues in the area may involve St. Louis County, MoDOT, and the University of Missouri–St. Louis.

Residents discussed the importance of continuing to monitor traffic patterns as the developments are completed and occupied.

Discussion also included ongoing MoDOT study and planning related to the Natural Bridge and Hanley area.

### **Public Safety**

Chief Paul Anderson of the St. John Police Department discussed possible public-safety impacts associated with increased population in the surrounding area.

Discussion included:

- Potential increases in calls for service;
- Traffic-related concerns;
- Crimes of opportunity;
- Neighborhood awareness;
- Residential security;
- Reporting suspicious activity; and
- Coordination among neighboring police agencies.

Chief Anderson explained that an increase in population can generally result in an increase in calls for service and some types of crime, but that the specific impacts of the development cannot be predicted in advance.

Residents were encouraged to:

- Report suspicious activity;
- Lock homes and vehicles;
- Avoid leaving valuables in vehicles;
- Consider residential security cameras; and
- Become familiar with neighbors and neighborhood activity.

### **Apartment Management and Security**

Residents discussed:

- On-site management;
- Property access;
- Fencing;
- Potential private security;

- Maintenance standards; and
- Long-term property management.

Chief Anderson noted that full-time on-site management, as reflected in available development information, could provide additional oversight of the property.

Residents requested continued monitoring of whether proposed security and access-control measures are implemented.

#### **Development Quality and Property Maintenance**

Residents discussed concerns regarding:

- Construction quality;
- Long-term property maintenance;
- Code enforcement;
- Property-management practices; and
- The condition of nearby apartment properties.

Residents also discussed the broader importance of property-maintenance enforcement in surrounding municipalities and unincorporated St. Louis County.

#### **Schools**

Residents discussed potential impacts of additional housing on Normandy Schools Collaborative.

Topics included:

- Potential student enrollment increases;
- Early childhood education;
- School capacity;
- Student mobility;
- Long-term planning; and
- Coordination between housing development and local schools.

The City Administrator stated that additional questions would be forwarded to Normandy Schools Collaborative for response.

#### **Infrastructure and Utilities**

Residents discussed possible impacts on:

- Water service and pressure;
- Utility infrastructure;
- Fire protection;
- Streets;

- Public services; and
- Emergency response.

A resident specifically requested follow-up regarding whether water-pressure concerns previously raised in connection with nearby development had been addressed.

The City Administrator stated that the question would be forwarded to the appropriate entity.

### **Economic and Community Impact**

Residents discussed possible benefits associated with increased population and development in the surrounding area, including:

- Additional customers for nearby businesses;
- Increased use of local amenities;
- Potential restaurants and retail;
- Greater use of UMSL and recreational facilities;
- Future economic development; and
- Increased regional activity.

The City Administrator explained that because the development is outside Bel Nor city limits, the City will not directly receive property-tax revenue from the development.

### **Regional Cooperation**

Residents discussed the importance of stronger coordination among neighboring municipalities, public agencies, schools, law enforcement, and regional organizations.

Discussion included:

- Shared code-enforcement resources;
- Regional property-maintenance efforts;
- Police cooperation;
- Coordination through 24:1;
- Communication with neighboring municipalities; and
- Improving the appearance of commercial corridors surrounding Bel Nor.

The City Administrator noted that regional discussions regarding shared code-enforcement and property-maintenance resources are ongoing.

### **Nearby Commercial Properties**

Residents discussed concerns regarding the condition and appearance of nearby commercial properties outside Bel Nor, including gas stations, restaurants, and vacant or poorly maintained buildings.

Residents expressed concern that surrounding commercial conditions can affect perceptions of Bel Nor and the broader area.

The City Administrator stated that Bel Nor cannot directly enforce property-maintenance requirements outside its jurisdiction but can continue communicating with surrounding municipalities and regional partners.

### **Solicitors**

Residents asked about solicitation requirements within Bel Nor.

The City Administrator explained that commercial solicitors generally must obtain a City permit and should be able to provide proof of authorization.

Political and religious canvassing may be treated differently due to constitutional protections.

Residents were encouraged to contact City Hall if they are unsure whether a solicitor has an active permit.

Discussion also included possible future improvements to public communication regarding active solicitation permits.

### **Residential Security Camera Grant**

The City Administrator asked Chief Anderson whether residential doorbell or security cameras can be useful investigative tools.

Chief Anderson stated that residential cameras can provide useful evidence in some situations, particularly when activity occurs near a residence, though residents should maintain realistic expectations regarding camera range and coverage.

The possibility of revisiting a residential camera-assistance program was discussed as a future consideration.

### **Resident Questions and Follow-Up**

Residents requested additional information regarding:

- Water pressure and fire-service capacity;
- Developer commitments;
- Fencing and access controls;
- Property-management practices;
- School impacts;
- Traffic and pedestrian improvements;
- Long-term communication with the developer;
- Nearby commercial property conditions; and
- Future development on UMSL property.

The City Administrator stated that the public survey would remain open for approximately one additional month and that questions received would continue to be forwarded to the appropriate agencies and stakeholders.

Responses will be shared with residents through available City communication channels, including the City newsletter and regular meetings.

### **Ongoing Developer Communication**

Residents suggested maintaining an ongoing relationship with the apartment developer rather than limiting communication to the current project phase.

City Hall Hours: Tuesday, Thursday and Friday | 8:30 AM – 4:30 PM

Suggestions included periodic communication among the developer, City staff, surrounding community representatives, and other stakeholders.

The City Administrator expressed support for continuing communication as the development progresses.

### Closing

Chief Anderson reiterated that St. John Police Department will continue monitoring conditions in and around Bel Nor and coordinating with surrounding jurisdictions as needed.

The City Administrator thanked residents, elected officials, and Chief Anderson for participating.

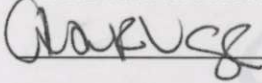
Residents were encouraged to continue submitting questions through the online survey, by email, by telephone, or in person at City Hall.

### Adjournment

The meeting concluded at approximately 7:00 p.m.

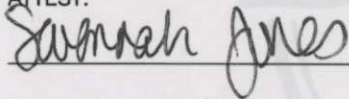
No formal action was taken.

PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF August, 2026.



Anna Vogel, Mayor

ATTEST:



Savannah Jones, City Clerk