

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF SUNSET HILLS, MISSOURI  
HELD ON WEDNESDAY, SEPTEMBER 3, 2008

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met in regular session at City Hall Quarters, 3939 S. Lindbergh Blvd., in said City on Wednesday, September 3, 2008. The meeting convened at 7:30 p.m.

ROLL CALL

|          |                  |                |
|----------|------------------|----------------|
| Present: | Rodney Stecher   | -Chairman      |
|          | Thomas Henkle    | -Member        |
|          | Al Koller        | -Member        |
|          | Robert Meyer     | -Member        |
|          | Mark Naes        | -Member        |
|          | Joseph Niemeyer  | -Member        |
|          | Art Niemoeller   | -Member        |
|          | Robert Robben    | -Member        |
|          | Stuart Walls     | -Member        |
|          | Anne C. Lamitola | -City Engineer |
|          | Robert C. Jones  | -City Attorney |

|         |               |         |
|---------|---------------|---------|
| Absent: | Patricia Otto | -Member |
|---------|---------------|---------|

**APPROVAL OF THE MINUTES**

Copies of the Minutes of the July 2, 2008 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Koller made a motion to approve the Minutes as submitted. Mr. Robben seconded the motion, and it was unanimously approved.

**P-14-08** Petition for an Amended Conditional Use Permit submitted by Joe Bauer Automotive on the property at 11600 Gravois Road to add two additional bays onto the existing car repair shop.

Postponed at the request of the Petitioner.

**P-15-08** Petition for a Lot Split submitted by Ray Devine to divide the existing 2 acre parcel into two one acre parcels for the property located at 9262 Rott Road.

Mr. Ray Devine, Petitioner, was present and stated that he has purchased property from the Missouri Department of Transportation (MoDOT) in order for both proposed lots to meet the lot size requirement.

Mr. Robben made a motion that P-15-08 Petition for a Lot Split submitted by Ray Devine to divide the existing 2 acre parcel into two one acre parcels for the property located at 9262 Rott Road be recommended to the Board of Aldermen for approval. Mr. Koller seconded the motion, and it was unanimously approved.

**P-16-08** Petition for a Minor Subdivision submitted by Keller Manor Development to divide a 1.86 acre parcel into three lots each being 26,985 square feet located at 11726 Eddie & Park Road in the R-4 zoning district.

Mr. Mike Schmeerbach, of Schmeerbach Homes, was present and stated that the proposal is for a three lot subdivision. The existing home would be demolished and three new homes would be constructed. Existing sewers will connect to each house. He added that there are not detention requirements from MSD.

Mr. Schmeerbach stated that he is aware he will need to acquire Tree Removal and Land Disturbance Permits.

Mr. Koller made a motion that P-16-08 Petition for a Minor Subdivision submitted by Keller Manor Development to divide a 1.86 acre parcel into three lots each being 26,985 square feet located at 11726 Eddie & Park Road in the R-4 zoning district be recommended to the Board of Aldermen for approval. Mr. Niemoeller seconded the motion, and it was unanimously approved.

**P-17-08** Petition for a Change of Zoning submitted by Ameren UE to rezone .242 acres from R-6 Residential to C-1 Commercial for the property at 109 Deane Court

**P-18-08** Petition for a Conditional Use Permit submitted by Ameren UE to continue the operation of the UE substation for the property at 109 Deane Court.

**P-19-08** Petition for a Change of zoning submitted by CEDC to rezone .242 acres for the property located at 108 and 110 Monica from R-6 Residential to C-1 Commercial for the purpose of constructing a mixed use retail development.

**P-20-08** Petition for a Conditional Use Permit submitted by CEDC to construct a mixed use retail development greater than 7,500 square feet on the property located at 1500 S. Lindbergh Blvd.

**P-21-08** Petition for a Lot Consolidation submitted by CEDC to consolidate 1500 S. Lindbergh, 108 and 110 Monica into one lot for the purpose of constructing a mixed use retail development.

The above five petitions were addressed simultaneously. Mr. Brandon Harp of Civil Engineering Design Consultants was present. He explained the first petition is to rezone Ameren UE's substation from residential to C-1 Commercial. Also requested is a Conditional Use Permit for a utility structure to be located in a C-1 zoning district. He added that currently there is not a Conditional Use Permit for the substation.

Mr. Harp stated that there are two additional properties requested to be rezoned to C-1 Commercial located at 108 and 110 Monica for the proposed retail development. There is another Conditional Use Permit requested for a mixed use retail development that will be greater than 7500 square feet at 1500 S. Lindbergh. Finally, there is a petition for a Lot Consolidation to consolidate 1500 S. Lindbergh, 108 and 110 Monica into one lot. The proposed mixed use development would be single story and 9600 square feet in size, including a restaurant. Mr. Harp added that he is aware that the restaurant will need to come to the Planning and Zoning Commission to request a Conditional Use Permit.

Mr. Harp stated that the traffic study submitted by Crawford, Bunte, Brammeier show the curb cuts on Lindbergh Blvd. would be closed.

Mr. Harp stated that the proposed development would comply with the minimum lot size of 20,000 square feet.

Mr. Walls asked if the residents behind the proposed development have been contacted. Mr. Harp replied no, but he would be happy to contact them to discuss the issue.

Mr. Walls asked what type of retail would be in the development. Mr. Harp replied that he is not for sure, but it would be general retail businesses.

Mr. Stecher asked the type of restaurant that would be in the development; there has been mention of a sandwich shop and a sit down restaurant. Mr. Harp replied that it is not known at this time as a lease has not yet been signed. He reiterated that the restaurant will come back to the Planning and Zoning Commission to request a Conditional Use Permit.

Mr. Walls stated he has concerns regarding the traffic study. He stated that Lindbergh Blvd. is a five lane roadway. He added that there is an area going north between Watson Road and I-44 where there is an unofficial third lane that exits from Watson Road. Vehicles wanting to get to I-44 stay in this lane to exit onto I-44.

Mr. Stecher commented that there are four petitions it seems the members do not have any problems with. However, there seems to be many questions regarding P-20-08.

Mr. John Telker, resident of 117 Deane, was present and stated that he resides directly to the east of the Ameren UE property. He further stated that he is not really opposed to the development, with the exception of the restaurant. If the restaurant would be open after 9:00 p.m. it would be detrimental to him and his wife as they both get up for work very early in the morning. He stated he likes the existing fence as it allows him to keep an eye on the substation. He stated that he would have concerns if a privacy type fence were to be installed.

Mr. Stecher suggested closing off access from Deane so there would not be access to the substation, with the exception of Ameren UE employees.

After discussion, it was determined that the development will contain a fence along the various property lines adjacent to private property. On the Ameren UE parcel a chain link fence will be placed along the front yard that will comply with the Code of Ordinances. Confirmation and approval from Ameren UE must be obtained prior to the installation of this chain link fence.

Mr. Niemeyer made a motion that P-17-08 Petition for a change of zoning submitted by Ameren UE to rezone .242 acres from R-6 Residential to C-1 Commercial for the property at 109 Deane Court be recommended to the Board of Aldermen for approval. Mr. Robben seconded the motion, and it was unanimously approved.

Mr. Niemeyer made a motion that P-18-08 Petition for a Conditional Use Permit submitted by Ameren UE to continue the operation of the UE substation for the property at 109 Deane Court be recommended to the Board of Aldermen for approval, contingent on the determination regarding the fences as discussed above. Mr. Robben seconded the motion, and it was unanimously approved.

Mr. Niemeyer made a motion that P-19-08 Petition for a Change of Zoning submitted by CEDC to rezone .242 acres for the property located at 108 and 110 Monica from R-6 Residential to C-1 Commercial for the purpose of constructing a mixed use retail development be recommended to the Board of Aldermen for approval. Mr. Robben seconded the motion, and it was unanimously approved.

Mr. Niemeyer made a motion that P-21-08 Petition for a Lot Consolidation submitted by CEDC to consolidate 1500 S. Lindbergh, 108 and 110 Monica into one lot for the purpose of constructing a mixed use retail development be recommended to the Board of Aldermen for approval. Mr. Koller seconded the motion, and it was unanimously approved.

Mr. Stecher stated that it seems that the significant concern expressed is traffic exiting Monica and Deane onto Lindbergh Blvd.; especially the left turns onto Lindbergh Blvd.

It was pointed out that there is a proposed medical office facility for the property located at 120 and 121 Floralea, 111 and 113 Monica, which will also have an affect on traffic. Mrs. Lamitola advised that the

Petitioner for the proposed medical office facility has requested the petitions to be deferred to the October Planning and Zoning Commission meeting.

Mr. Robert Stockhart, resident of 113 Monica, was present and explained he rents the home at this address. He stated that since the Conoco station has closed, the vehicle accidents have reduced.

Mr. Stecher asked if the traffic lights on Lindbergh Blvd. at Watson Road and I-44 could be synchronized and asked the leverage the City has with MoDOT. Mrs. Lamitola stated that she will try to discuss this issue with her contact. She added that there may be some changes coming with the ramp from Watson Road onto Lindbergh Blvd. Mr. Stecher stated that he feels it would significantly help if MoDOT would synchronize the traffic lights.

Mr. Telker stated that vehicles utilizing the ramp off Watson Road do not yield to moving traffic on Lindbergh Blvd. Perhaps there could be a stop sign in this place.

Mr. Niemeyer stated that he would like a traffic engineer to attend the October 1, 2008 Planning and Zoning Commission meeting.

Mr. Harp asked if the members had concerns of the concept. Mr. Stecher stated that he is not opposed to the development. Mr. Niemeyer stated he is not opposed to development either, he has traffic concerns.

The members agreed they would like the traffic engineers or traffic experts for the proposed mixed use development and the proposed medical office facility, P-22-08 and P-23-08, to attend the Planning and Zoning Commission meeting.

Mr. Niemeyer made a motion to table P-20-08 Petition for a Conditional Use Permit submitted by CEDC to construct a mixed use retail development greater than 7,500 square feet on the property located at 1500 S. Lindbergh Blvd. until the October 1, 2008 meeting. Mr. Koller seconded the motion, and it was unanimously approved.

**P-22-08**      Petition for a Change of Zoning submitted by The Koman Group to rezone 120 and 121 Floralea, 111 and 113 Monica from R-6 Residential to C-1 Commercial for a proposed medical office facility.

**P-23-08**      Petition for a Conditional Use Permit submitted by The Koman Group to construct a medical office facility greater than 7,500 square feet for the property at 1430 S. Lindbergh Blvd.

Mr. Matt Brandemeier with The Koman Group was present and explained The Koman Group is requesting the above two petitions be tabled until the October 1, 2008 Planning and Zoning Commission meeting. Mr. Brandemeier stated he would be willing to have a traffic engineer attend a meeting.

Mr. Robben made a motion to defer P-22-08 Petition for a Change of Zoning submitted by The Koman Group to rezone 120 and 121 Floralea, 111 and 113 Monica from R-6 Residential to C-1 Commercial for a proposed medical office facility to the October 1, 2008 Planning and Zoning Commission meeting. Mr. Niemeyer seconded the motion, and it was unanimously approved.

Mr. Robben made a motion to defer P-23-08 Petition for a Conditional Use Permit submitted by The Koman Group to construct a medical office facility greater than 7,500 square feet for the property at 1430 S. Lindbergh Blvd. to the October 1, 2008 Planning and Zoning Commission meeting. Mr. Niemeyer seconded the motion, and it was unanimously approved.

**ADJOURNMENT**

Mr. Niemeyer made a motion to adjourn the meeting at 9:10 p.m. Mr. Koller seconded the motion, and it was unanimously approved.

Recording Secretary,

A handwritten signature in cursive script that reads "Laurie Govreau".

Laurie Govreau