

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, APRIL 4, 2007

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, April 4, 2007. The meeting convened at 7:30 p.m.

The meeting began with those present reciting the Pledge of Allegiance.

ROLL CALL

Present:	Rodney Stecher	-Chairman
	Robert Robben	-Member
	Thomas Henkle	-Member
	Al Koller	-Member
	Robert Meyer	-Member
	Patricia Otto	-Member
	Stuart Walls	-Member
	Stephen Webb	-Member
	Anne Lamitola	-City Engineer
	Robert C. Jones	-City Attorney
Absent:	Joseph Niemeyer	-Member
	Art Niemoeller	-Member

APPROVAL OF THE MINUTES

Copies of the Minutes of the March 7, 2007 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. Walls seconded the motion, and it was unanimously approved.

NEW BUSINESS

P-10-07 Petition for a Lot Split submitted by Kuehnle Construction for Weber Hill Estates at 9857 Eagle Hill Lane to divide one lot of record into two one acre parcels.

Mr. Mike Kuehnle was present. He explained that the original subdivision was 2 lots. The Owner's plan was to build one large house. Owner, due to family issues, now wants to build a second house. Question: Does the proposed house fit on one lot according to zoning laws? Mr. Kuehnle replied that it does and added that the drawing of the second house fits the new lot. Question: Have you changed any easements? Mr. Kuehnle responded that the sewer was previously in the middle, and has been moved to the side.

Mr. Koller made a motion to approve P-10-07 Petition for a Lot Split submitted by Kuehnle Construction for Weber Hill Estates at 9857 Eagle Hill Lane to divide one lot of record into two one acre parcels. Mr. Robben seconded the motion, and it was unanimously approved.

This petition will be on the April 24 agenda of the Board of Alderman. Mr. Kuehnle should be there also.

P-11-07; P-12-07; P-13-07

The next three items were discussed concurrently and moved on separately. Mr. Tom Hrastich, Chairman of the Special Projects Committee was present. Mr. Hrastich gave a summary of the findings of the subcommittee formed to resolve the issue of Sunset Manor. The company Development Strategies was hired to make recommendations. The committee drafted two bills as a result of the study done by Development Strategies. They were Bill No. 58 and Bill No. 59. Mr. Hrastich stated that the changes would increase property values, allow people to begin construction on empty lots and build additions to their homes.

The Board of Aldermen will have a public hearing on April 24th at their aldermanic meeting. That would be assuming that there is a recommendation from this meeting.

There was much discussion on the three petitions: some concerns were the committee does not want to do something that will hurt some areas while being beneficial to others. Other concerns expressed were attached housing, smaller lot size, and less greenery. The bills are not specific as to the number of single-family units that could be built on adjoining lots.

Presentation was given regarding P-13-07. This concerns mainly garages. The ordinance would control the size of attached and detached garages and size of garage doors. Some residents have as many as two or three accessory buildings. Some have large garage doors that can accommodate dump trucks. This affects the appearance and convenience of the area for others. Question was raised as to the affect this ordinance would have on residents who cannot afford to build permanent structures. Also a discussion on whether or not a permit is necessary for the portable accessory buildings.

Alderman-elect Mike Svoboda stated that the difference between a permanent structure (shed) and not permanent is that if you pour concrete you have to get a permit. If its under 120 square feet and you just put down 4' x 4' or 6' x 6' and build a shed it is not permanent. Over 120 square feet requires a permit no matter what through St. Louis County.

P-11-07 Petition to amend Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri by repealing Sec. 4.8 thereof and enacting a new Sec. 4-8 relative to the R-6 Zoning District.

Mrs. Otto made a motion to recommend approval for the petition to amend Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri by repealing Sec. 4.8 thereof and enacting a new Sec. 4-8 relative to the R-6 Zoning District to the Board of Aldermen with the following modifications: Strike at the bottom of page 1 and beginning of page 2, "Attached two-story single-family town homes or attached ranch style dwelling single-family units may be permitted on combined lots pursuant to an approved plan." Also strike Item number 4.8-4 (A) 1 on the bottom of page 2 which refers to "Single-family detached dwellings; or, per unit of single-family attached dwelling." Mr. Robben seconded the motion and it was unanimously approved.

P-12-07 Petition to amend Section 2.3-1 of Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri by rezoning from R-5 Residential District to R-6 Residential District the land described herein.

Mrs. Otto made a motion to recommend approval for the petition to amend Section 2.3-1 of Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri by rezoning R-5 Residential District to R-6 Residential District the land described herein to the Board of Aldermen. Mr. Robben seconded the motion, and it was unanimously approved.

P-13-07 Petition to amend various sections of Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri.

Mr. Koller made a motion to recommend approval for the petition to amend various sections of Appendix B (Zoning Regulations) of the Code of Ordinances of the City of Sunset Hills, Missouri to the Board of Aldermen. The motion was seconded, and it was unanimously approved.

ADJOURNMENT

Mr. Robben made a motion to adjourn the meeting at 8:15 pm. Mr. Walls seconded the motion, and it was unanimously approved.

Recording Secretary,

Mona Evans