

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, JANUARY 2, 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, January 2, 2008. The meeting convened at 7:30 p.m.

ROLL CALL

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

APPROVAL OF THE MINUTES

Copies of the Minutes of the December 5, 2007 Planning and Zoning Commission meeting were distributed to the members for their review. Mrs. Otto made a motion to approve the Minutes as submitted. Mr. Koller seconded the motion, and it was unanimously approved.

NEW BUSINESS

P-1-08 Petition for an Amended Conditional Use Permit submitted by Missouri American Water Co. for the property at 12950 Maurer Industrial Drive to construct a 3,150 square feet building located on the south east portion of the property and a 500 square feet underground vault on the northwest portion of the property with a 40' silo.

Ms. Erin Hunt with HDR Engineering and Mr. Jeffrey Gard, Operations Manager with Missouri American Water Co., were present. Ms. Hunt stated that the water company is in the process of improving water quality, safety and the treatment process.

Ms. Hunt stated that the water company is currently utilizing the chlorination gas method as a disinfectant. This system would be replaced and the water would be disinfected by sodium hypochlorite, which is commonly known as bleach, and is a safer method than what is currently being utilized.

Ms. Hunt stated that one storage area would be used to store salt which is brought in as a rock product. She then displayed a photograph of the location of the proposed. The building would be a concrete masonry building with split-faced block on the exterior of the building and would match the existing buildings.

The second chemical is a carbon feed system. Also proposed is a carbon mixing vault which would be located on the western portion of the property. This will include a 500 feet square feed underground vault with a 40 feet silo.

Mrs. Otto asked the height of the other buildings. Mr. Gard stated he believes there are buildings in the area approximately 40 feet in height as well.

Mrs. Otto asked how many households this particular plant serves. Mr. Gard stated there are four plants in the St. Louis County area; this particular plant serves approximately 10%.

Mrs. Otto made a motion that P-1-08 Petition for an Amended Conditional Use Permit submitted by Missouri American Water Co. for the property at 12950 Maurer Industrial Drive to construct a 3,150 square feet building located on the south east portion of the property and a 500 square feet underground vault on the northwest portion of the property with a 40' silo be recommended to the Board of Aldermen for approval. Mr. Webb seconded the motion, and it was unanimously approved.

P-2-08 Petition for a Boundary Adjustment by Winter Brothers Material to convey approximately 11.66 acres from 13070 Gravois Road to 13066 Gravois for the purpose of consolidating the developed portion of the site into one lot.

Mr. Vic Brueggemann with Wind Engineering and Mr. Vic Nahlik with Winter Brothers Material were present. Mr. Nahlik explained that it is desired to move the property line to combine the developed portion of the property into one lot.

Mr. Nahlik stated that the boundary adjustment would allow this portion of the property to become one locator number and would help for tax purposes. The proposal would include moving the property line south.

Mr. Walls asked if there would be future development. Mr. Nahlik replied yes.

Mrs. Lamitola stated there is a minimum of 10 acres required for the PD-LI zoning district. The proposed boundary adjustment would allow both parcels to meet the minimum site requirement for a PD-LI zoning district. The zoning requirements would require the site to be developed as light industrial.

Mr. Walls expressed concern of there not being a specific plan for the entire property. He then stated that there is a concern of the zoning of the property being in the best interest for the entire city.

Mrs. Lamitola read the allowed uses for the property that are listed in the Zoning Regulations.

There was a review of the existing uses on the properties in the area.

Mr. Nahlik stated the property is owned by the Winter family and it is not desired to sell the property. Mrs. Lamitola stated an Amended Development Plan would need to be presented to the Planning and Zoning Commission prior to constructing a building on the property.

Mrs. Otto made a motion that P-2-08 Petition for a Boundary Adjustment submitted by Winter Brothers Material to convey approximately 11.66 acres from 13070 Gravois Road to 13066 Gravois Road for the purpose of consolidating the developed portion of the site into one lot be recommended to the Board of Aldermen for approval. Mr. Koller seconded the motion, and it was unanimously approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

Mrs. Otto stated that at the public meeting recently held regarding improvements to Old Gravois Road, a resident expressed concern regarding water that runs down southeast portion of their property. She then stated the reconstruction could be worsening the problem instead of correcting the problem. Mrs. Lamitola stated that the reconstruction plans will have to be approved by the Metropolitan Sewer District. She added that she received the pictures and letter of this particular property and has forwarded the information to the engineering firm. Mrs. Lamitola stated the reconstruction project will not make the problem worse.

Mr. Henkle commented that a Special Projects Committee meeting scheduled for January 7, 2008. Mrs. Lamitola stated that it is her understanding the committee will be discussing how to utilize the Proposition P funding which includes the Park Master Plan and the recommendations from the Parks and Recreation Commission as well as a storm water priority list.

ADJOURNMENT

Mrs. Otto made a motion to adjourn the meeting at 8:20 p.m. Mr. Koller seconded the motion, and it was unanimously approved.

Recording Secretary,



Laurie Govreau

UNAPPROVED