

THE MINUTES WERE AMENDED TO NOTE THAT THE MINUTES WERE
APPROVED AS AMENDED.

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, SEPTEMBER 5, 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, September 5, 2007. The meeting convened at 7:30 p.m.

ROLL CALL

Present:	Rodney Stecher	-Chairman
	Thomas Henkle	-Member
	Robert Meyer	-Member
	Joseph Niemeyer	-Member
	Art Niemoeller	-Member
	Stephen Webb	- Member
	Anne C. Lamitola	-City Engineer
	Robert C. Jones	-City Attorney

Absent:	Al Koller	-Member
	Patricia Otto	-Member
	Robert Robben	-Member
	Stuart Walls	-Member

APPROVAL OF THE MINUTES

Copies of the Minutes of the Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Webb amended the third paragraph on Page 2 to note that it was Mr. Webb who asked if the number of busses is equivalent to the number of routes and not Mr. Weber. He also amended the vote regarding P-33-07 to note that he voted NAY and the motion was not unanimously approved.

Mr. Niemeyer made a motion to approve the Minutes as submitted. Mr. Meyer seconded the motion, and it was unanimously approved.

P-35-07 Petition for an Amended Conditional Use Permit submitted by Mobile Techs for the property at 12954 Gravois Road to operate a vehicle repair shop and office.

Mr. Kevin Tabor, owner of Mobile Techs, was present and stated that he would like to relocate half of his business to the previous location at 12954 Gravois Road and the other half will be located on Lemay Ferry. He explained he is also looking into building a new building on Winter Industrial Drive. The location at 12954 Gravois Road would perform small repairs, change tires, oil changes, brake repairs and there would be mobile repair for fleets.

Mr. Tabor explained that the Planning and Zoning Commission previously approved an automobile leasing business at 12954 Gravois Road; however, the owner of the business determined not to open his business at this location and did not move into the building. New owners have purchased the property at 12955 Gravois Road and desire to utilize the building as medical offices. He further explained that he relocated to 12955 Gravois Road because his business had outgrown the space. Therefore, half of his business will relocate to 12954 Gravois Road and the other half will be located on Lemay Ferry Road.

Mr. Tabor stated he anticipates relocating out of the building at 12954 Gravois Road in about 10 months although he cannot set a specific deadline.

Mr. Niemeyer made a motion that P-35-07 Petition for an Amended Conditional Use Permit submitted by Mobile Techs for the property at 12954 Gravois Road to operate a vehicle repair shop and office be recommended to the Board of Aldermen for approval. Mr. Meyer seconded the motion, and it was unanimously approved.

P-36-07 Petition for a Preliminary Subdivision submitted by Ray Devine for the property at 9262 Rott Road to divide one lot into two lots.

Mrs. Lamitola stated that the Board of Adjustment did not make a decision because the City Attorney did not feel the Board of Adjustment could grant a variance. Since there was not a variance granted, the requirements for the lot split are not met and the matter cannot be presented to the Commission at this time. She explained that the Petitioner is attempting to purchase property from the Missouri Department of Transportation but has been having difficulties.

P-37-07 Petition for Subdivision Improvement Plans submitted by McCracken Contracting to divide the property at 12531 Maret Drive consisting of approximately 2.25 acres into three separate parcels for the purpose of building three new homes.

P-38-07 Request from McCracken Contracting to vary the requirements for street grade, street width, pavement type and the elimination of curb and gutter for the proposed development at 12531 Maret Drive.

Mrs. Lamitola stated the Petitioner has not yet addressed her comments on the plans. Therefore, the above two petitions have been postponed at the request of the Petitioner.

ADJOURNMENT

Mr. Niemeyer made a motion to adjourn the meeting at 7:42 p.m. Mr. Henkle seconded the motion, and it was unanimously approved.

Recording Secretary,



Laurie Govreau