

MINUTES OF THE SUNSET HILLS

TREE BOARD

THURSDAY, JUNE 21, 2007

The City of Sunset Hills Tree Board met on Thursday, June 21, 2007 in the Public Works Conference Room at 3939 S. Lindbergh Blvd. The meeting convened at 7:08 p.m.

ROLL CALL

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| Present: | Bruce Vawter | -Chairman |
| | Blake Harris | -Member |
| | Joel Malke | -Member |
| | Farrell Simmons | -Member |

APPROVAL OF MINUTES

Mr. Malke made a motion to approve the June 19, 2006 minutes as submitted. Mr. Harris seconded the motion, and it was unanimously approved.

P-17-07 PETITION FOR A PRELIMINARY SUBDIVISION PLAT SUBMITTED BY ISR REAL ESTATE INVESTMENTS FOR 12.14 ACRES OF PROPERTY AT 12609 AND 12535 GRAVOIS ROAD TO DEVELOP 10 SINGLE FAMILY LOTS.

Mr. Randy Green, Mr. Sam Forder and Ms. Stephanie Green of ISR were present. Mr. Green explained that he has approached the city to develop a piece of property. The theme in which the proposed subdivision is desired to be constructed is mediterranean architecture. The homes will cost \$1,000,000 and up. The homes will be high-end customized homes. He displayed the subdivision layout. The entrance to the new subdivision will be past Pointe Drive. The new subdivision will have what is referred to as an eyebrow street with a cul-de-sac as well as a standard cul-de-sac. The idea of the development is to isolate the subdivision.

A portion of the proposed construction is to install a landscape berm along Highway 30 to replace the generic plants, weeds and trees that are in the power lines. Therefore, it is desired to enhance the area. The purpose of the berm will create a screen wall isolating the subdivision and will assist in noise and appearance. He added that the proposed subdivision will be a gated community. The subdivision will have two fountains.

Mr. Green stated Mrs. Otto, member of the Planning and Zoning Commission, expressed concern of the number of trees that will need to be removed. Thought has been given of a nice manicured landscape screen wall by Pointe Drive. He added that this screen wall is not necessary but would be nice to see from Pointe Drive.

The islands in the subdivision would be landscaped. Consideration has been given to the issue of recent ice storms, high winds and thunderstorms damaging trees. Therefore, norway spruce trees have been selected as it is a durable tree.

Mr. Green stated the landscaping will be manicured and well maintained.

Mr. Green stated that the subdivision indentures will state that the homeowner will not be allowed to remove the tree mass.

Mr. Green advised that erosion control is required around the entire property prior to development and will also have to be maintained throughout construction. It is desired to maintain a clean construction site.

Mr. Green commented the average depth of the lots will be 200 feet. The homes will have side or rear entry garages.

Mr. Vawter stated that trees may have to be removed for the storm sewer. These are the trees that are attempted to be saved as a buffer. He stated the preference for the storm sewer not to be located near the tree line. Mr. Vawter suggested Mr. Green ask the engineers where the sewer line will be physically located in regards to the swale and the tree line.

Mr. Green asked the amount of tree mass that the Tree Board desires to remain. Mr. Vawter replied as much as possible. Mr. Green agreed.

There was discussion of the types of trees to be planted. Mr. Vawter suggested more landscaping between the river birch trees and shrubs that are ornamental flowering trees such red bud and forest pansy trees spaced intermittently between the existing norway spruce and river birch trees. Mr. Vawter also suggested considering heritage river birch trees which has exfoliating bark and also adds color and interesting texture in the winter.

Mr. Green was agreeable to the consideration adding forest pansy and red bud trees.

Mr. Green stated that he is willing to make corrections on the drawing that will show the intermediate trees, correct the legends and address the changes in letter form.

Mr. Vawter stated that perhaps the engineer could look at the drawings again to see if the sewer line can be moved out of the tree line.

Mr. Green stated that before any clearing, there will be a tree protection fence along the rear property line in addition to silt control.

Mr. Green, Mr. Forder and Ms. Green left the meeting

Mr. Harris made a motion to approve the above request from ISR Real Estate Investments with the following criteria: To make sure the covenants are in place to permanently set aside the green space and the trees along the northwest property line; to verify the location of the storm sewer line and to move out of the tree line if it is in the tree line; install a tree protection fence line prior to clearing and demolition along all tree retention areas; add red bud and forest pansy red bud trees interspaced between norway spruce and red bud trees in the berm which will add mid-sized ornamental trees; and the recommendation that along the northeast property line that the existing wood line not be cleared, the berm will be wrapped along Gravois Road around the corner and there should be tree protection fencing. Mr. Simmons seconded the motion, and it was unanimously approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

Mr. Vawter stated that he would like to speak with the new City Engineer concerning the Tree Ordinance and the desired level of involvement of the Tree Board.

ADJOURNMENT

Mr. Malke made a motion to adjourn the meeting at 8:56 p.m. Mr. Simmons seconded the motion, and it was unanimously approved.

Recording Secretary,



Laurie Govreau