

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
A G E N D A  
MARCH 8, 2022  
6:00 P.M.**

**A meeting of the Board of Aldermen was called by Mayor Patricia Fribis and will be held virtually via Zoom**

**You can join the meeting via Zoom.com or by using the following link:**

**[https://us02web.zoom.us/j/85378066435?  
pwd=K1VTTW9keHV4WnJTSnh6R3VJd1NYUT09](https://us02web.zoom.us/j/85378066435?pwd=K1VTTW9keHV4WnJTSnh6R3VJd1NYUT09)**

**Or, you can dial in at 312-626-6799**

**Meeting ID: 853 7806 6435**

**Password: 393693**

**No comments will be taken from the public during the meeting, with exception of during the public hearings. If you wish to submit comments to be read aloud into the record on any topics other than the public hearings, please submit them in writing to [bgillett@sunset-hills.com](mailto:bgillett@sunset-hills.com) no later than 4 pm on Tuesday, March 8, 2022. All submittals must include your name and address. Comments must not contain vulgar language or exceed three minutes in duration.**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MINUTES

Approval of the minutes of the February 8, 2022 regular and closed session meetings, the February 22, 2022 special work session meeting, and the March 1, 2022 special meeting.

Documents:

[MINUTES BOA FEBRUARY 8 2022 DRAFT.PDF](#)

5. PROCLAMATION

- a. Proclaim March 2022, Developmental Disabilities Awareness Month
- b. Proclaim support for the Nation of Ukraine

Documents:

PROCLAMATION DEVELOPMENTAL DISABILITIES AWARENESS MONTH  
LAFAYETTE INDUSTRIES 2022.PDF  
PROCLAMATION SUPPORTING UKRAINE.PDF

6. LETTER OF COMMENDATION

Documents:

LETTER OF COMMENDATION SUNSET HILLS PD LETTER.PDF

7. CONSENT AGENDA

- a) Bills to be approved.
- b) Request for Special Event Permit by Home Depot for annual outdoor storage of trees and bushes.
- c) Request for Special Event Permit by Memories Car Club for their annual car cruises the first Friday of each month, April through October at Faith Church 13001 Gravois Road.
- d) Request by Swank Motion Pictures for company luncheons at 10795 Watson Road on April 11, 2022 and April 25, 2022.

Documents:

CONSENT AGENDA FEBRUARY 2022 EXPENDITURES BY DEPT.PDF  
CONSENT AGENDA FEBRUARY 2022 EXPENDITURES BY TYPE.PDF  
CONSENT AGENDA FEBRUARY 2022 EXPENDITURES BY VENDOR.PDF  
CONSENT AGENDA HOME DEPOT REQUEST 2.PDF  
CONSENT AGENDA MEMORIES CAR CRUISE.PDF  
CONSENT AGENDA SWANK LUNCHEON SUNSET HILLS SPECIAL EVENT  
FORM - 4-11-22.PDF  
CONSENT AGENDA SWANK LUNCHEON SUNSET HILLS SPECIAL EVENT  
FORM - 4-25-22.PDF  
CONSENT AGENDA SWANK EVENTS TENT LOCATION MAP.PDF

8. PUBLIC HEARINGS

Public Hearing: The Board will consider a petition for a Conditional Use Permit, submitted by Rachel Carr, for a restaurant at 3860 (AKA 3872) South Lindbergh Boulevard, Suite 105.

Documents:

[PUBLIC HEARING PLANT CRAFT KITCHEN.PDF](#)

9. PUBLIC COMMENT

10. OLD BUSINESS

10.I. BILL NO. 29

An Ordinance of the City of Sunset Hills, Missouri providing for the rezoning of 10.41 acres, more or less, from R-1 Single Family Residential to R-2 Single Family Residential located at 13270 Maple Drive, Sunset Hills, Missouri, owned by ABM Holdings, LLC and matters related thereto, as per application p-21-21

**SECOND READING**

*\*Petitioner has requested postponement*

Documents:

[BILL NO 29 WHALEN HOMES 1\) P-21-21 COVER PAGE 6.PDF](#)  
[BILL NO 29 WHALEN CUSTOM HOMES R-1 TO R-2 \(P-21-21\) 13270 MAPLE DRIVE 2022.PDF](#)  
[BILL NO 29 WHALEN HOMES 2\) P-21-21 APPLICATION.PDF](#)  
[BILL NO 29 WHALEN HOMES 3\) P-21-21 UPDATED STAFF REPORT FEB \(2\).PDF](#)  
[BILL NO 29 WHALEN HOMES 4\) P-21-21 THRU P-23-21 PUBLIC HEARINGS.PDF](#)

10.II. BILL NO. 30

An Ordinance of the City of Sunset Hills, Missouri providing for the rezoning of 10.41 acres, more or less, from R-2 Single Family Residential to PD-R Planned Development- Residential located at 13270 Maple Drive, Sunset Hills, Missouri, owned by ABM Holdings, LLC and matters related thereto, as per application p-22-21

**SECOND READING**

*\*Petitioner has requested postponement*

Documents:

[BILL NO 30 WHALEN HOMES 1\) P-22-21 COVER PAGE \(6\).PDF](#)  
[BILL NO 30 WHALEN CUSTOM HOMES ORDINANCE FOR REZONING R-2 TO PD-R \(P-22-21\) 13270 MAPLE DRIVE 2022.PDF](#)  
[BILL NO 30 WHALEN HOMES 2\) P-22-21 APPLICATION.PDF](#)  
[BILL NO 30 WHALEN HOMES 3\) P-22-21 UPDATED STAFF REPORT \(2\).PDF](#)  
[BILL NO 30 WHALEN HOMES 4\) P-21-21 THRU P-23-21 LAND USE PLAN.PDF](#)  
[BILL NO 30 WHALEN HOMES 5\) P-21-21 THRU P-22-21 LEGAL](#)

DESCRIPTION.PDF  
BILL NO 30 WHALEN HOMES 6) P-21-21 THRU P-23-21 PUBLIC  
HEARINGS.PDF  
BILL NO 30 AND 31 TAPAWINGO\_TREE LIMITS.PDF

10.III. BILL NO. 31

An Ordinance of the City of Sunset Hills, Missouri providing for the approval of a Preliminary Development Plan for 10.41 acres, more or less, located at 13270 Maple Drive, Sunset Hills, Missouri, owned by ABM Holdings, LLC and matters related thereto, as per application p-23-21

**SECOND READING**

*\*Petitioner has requested postponement*

Documents:

BILL NO 31 WHALEN HOMES 1) P-23-21 COVER PAGE (5).PDF  
BILL NO 31 WHALEN HOMES CLEAN ORDINANCE FOR APPROVAL OF AMENDED PRELIMINARY DEVELOPMENT PLAN - 13270 MAPLE DRIVE (P-23-21)(LB REV 03-07-2022).PDF  
BILL NO 31 WHALEN HOMES 2) P-23-21 APPLICATION.PDF  
BILL NO 31 WHALEN HOMES 3) P-23-21 UPDATED STAFF REPORT (3).PDF  
BILL NO 31 WHALEN HOMES 4) ) P-23-21 PRELIMINARY DEVELOPMENT PLAN.PDF  
BILL NO 31 WHALEN HOMES 4B) P-23-21 PRELIMINARY DEVELOPMENT PLAN (REVISED).PDF  
BILL NO 31 WHALEN HOMES 4C) P-23-21 PRELIMINARY DEVELOPMENT PLAN (REVISED 2.0).PDF  
BILL NO 31 WHALEN HOMES 5) P-23-21 PETITIONER INFO.PDF  
BILL NO 31 WHALEN HOMES 6) P-23-21 ELEVATIONS.PDF  
BILL NO 31 WHALEN HOMES 7) P-21-21 THRU P-23-21 PUBLIC HEARINGS.PDF  
BILL NO 31 WHALEN HOMES LETTERS AND EMAILS OF OPPOSITION.PDF  
BILL NO 30 AND 31 TAPAWINGO\_TREE LIMITS.PDF

10.IV. BILL NO. 37

An Ordinance of the City of Sunset Hills, Missouri, providing for the Minor Subdivision of property owned by George and Diane Winter consisting of 6.0 acres, more or less, located at 10332 Winter Estates Drive, Sunset Hills, Missouri, into two residential lots and matters related thereto, as per application P-01-22

**SECOND READING**

*\* Petitioner has requested postponement*

Documents:

BILL NO 37 SUBDIVISION PETITION 1) P-01-22 COVER PAGE (2).PDF  
BILL NO 37 ORDINANCE FOR MINOR SUBDIVISION - 10332 WINTER

ESTATES DRIVE - GEORGE DIANNE WINTER (P-01-22)  
(02114275X7A478).PDF  
BILL NO 37 SUBDIVISION PETITION 1A) P-01-22 APPLICATION.PDF  
BILL NO 37 SUBDIVISION PETITION 2) P-01-22 UPDATED STAFF REPORT  
(2).PDF  
BILL NO 37 SUBDIVISION PETITION 2) P-01-22 UPDATED STAFF  
REPORT.PDF  
BILL NO 37 SUBDIVISION PETITION 3) P-01-22 MINOR SUBDIVISION.PDF  
BILL NO 37 SUBDIVISION PETITION 4) P-01-22 PUBLIC HEARING.PDF

10.V. BILL NO. 39

An Ordinance of the City of Sunset Hills, Missouri, providing for the approval of an Amended Development Plan for a parcel of property containing 8.51 acres, more or less, located at 3600 South Lindbergh Boulevard, Sunset Hills, Missouri, owned by Sunset Hills Owner LLC and matters related thereto, as per application P-03-22

**SECOND READING**

Documents:

BILL NO 39 BASS PRO 1) P-03-22 COVER PAGE (2).PDF  
BILL NO 39 BASS PRO ORDINANCE FOR APPROVAL OF AM DEV PLAN -  
3600 SOUTH LINDBERGH BLVD (P-03-22) (REV 03-08-22).PDF  
BILL NO 39 BASS PRO 2) P-03-22 APPLICATION.PDF  
BILL NO 39 BASS PRO 3) P-03-22 STAFF REPORT (REVISED 2).PDF  
BILL NO 39 BASS PRO 4) P-03-22 SITE PLAN.PDF  
BILL NO 39 BASS PRO 5) P-03-22 REVISED ENTRANCE.PDF  
BILL NO 39 BASS PRO 6) P-03-22 LANDSCAPE PLAN.PDF  
BILL NO 39 BASS PRO 7) P-03-22 PHOTOMETRIC PLAN (CURRENT).PDF  
BILL NO 39 BASS PRO 8) P-03-22 TRAFFIC STUDY.PDF  
BILL NO 39 BASS PRO 9) P-03-22 MODOT RESPONSE.PDF  
BILL NO 39 BASS PRO 10) P-03-22 CID.PDF  
BILL NO 39 BASS PRO 11) P-03-22 ELEVATIONS.PDF  
BILL NO 39 BASS PRO 12) P-03-22 PUBLIC HEARING.PDF  
BILL NO 39 BASS PRO P-03-22 MODOT CONCEPT PLAN AERIAL.PDF  
BILL NO 39 BASS PRO P-03-22 MODOT CONCEPT PLAN.PDF  
BILL NO 39 BASS PRO REVISED 2.7.22 LINDBERGH ACCESS  
EXHIBITS.PDF  
BILL NO 39 BASS PRO 2022 03-03\_21019\_SITE.PDF  
BILL NO 39 BASS PRO ADDITIONAL DOCS 2022 03-08\_21019\_SITE-  
REV1.PDF

10.VI. BILL NO. 40

An Ordinance amending Section 17-17 of Chapter 17 of the Code of Ordinances of the City of Sunset Hills with respect to tampering with motor vehicles

**SECOND READING**

Documents:

BILL NO 40 COVER PAGE - DOOR HANDLE ORDINANCE (2).PDF  
BILL NO 40 ORDINANCE TO AMEND SEC. 17-17 REGARDING TAMPERING  
WITH MOTOR VEHICLES (01-03-2022) (1).PDF  
BILL NO 40 TAMPERING ORDINANCE ATTORNEY MEMO.PDF

11. CITY OFFICIAL AND COMMITTEE REPORTS

City Clerk/City Administrator, Brittany Gillett

Director of Finance, Susanna Messmer

Chief of Police, Stephen Dodge

City Attorney, James C. Hetlage

City Engineer, Bryson Baker

Director of Parks & Recreation, Gerald Brown

Committee Reports

Finance Committee – Alderman Stewart

Economic Development Committee – Aldermen Price

Parks & Recreation Commission – Alderman Wong

Police Advisory Board – Alderman Epperson

Public Works Committee – Alderman Friedmann

Documents:

[REPORTS PW ENGINEER REPORT \(002\).PDF](#)  
[REPORTS COURT - FEBRUARY 2022.PDF](#)  
[REPORTS FEBRUARY POLICE MONTHLY STATISTICS.PDF](#)  
[REPORTS PARKS MARCH 2022.PDF](#)

12. NEW BUSINESS

12.I. BILL NO. 42

An Ordinance granting a Conditional Use Permit to Rachel Carr for operation of a restaurant at 3860 South Lindbergh Boulevard Suite 105, Sunset Hills Missouri, as per application P-04-22

FIRST READING

\* Petitioner has requested a second reading

Documents:

[BILL NO 42 PLANT CRAFT KITCHEN 1\) P-04-22 COVER PAGE.PDF](#)  
[BILL NO 42 PLANT CRAFT KITCHEN 2\) P-04-22 ORDINANCE.PDF](#)  
[BILL NO 42 PLANT CRAFT KITCHEN 3\) P-04-22 APPLICATION.PDF](#)  
[BILL NO 42 PLANT CRAFT KITCHEN 4\) P-04-22 STAFF REPORT \(UPDATED\).PDF](#)  
[BILL NO 42 PLANT CRAFT KITCHEN 5\) P-04-22 PETITIONER INFO.PDF](#)  
[BILL NO 42 PLANT CRAFT KITCHEN 6\) P-04-22 PROJECT DESCRIPTION.PDF](#)  
[BILL NO 42 PLANT CRAFT KITCHEN 7\) P-04-22 PUBLIC HEARING.PDF](#)  
[BILL NO 42 PLANT CRAFT KITCHEN 8\) P-04-22 SECOND READING REQUEST.PDF](#)

12.II. RESOLUTION NO. 611

A Resolution approving a budget amendment for the purchase of safety equipment and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 611 COVER PAGE - LIGHTS SIRENS.PDF](#)  
[RESOLUTION NO 611 BUDGET AMENDMENT \(2\).PDF](#)  
[RESOLUTION NO 611 ED ROEHR QUOTE.PDF](#)  
[RESOLUTION NO 611 EVS QUOTE E223 PG1 \(1\).PDF](#)  
[RESOLUTION NO 611 EVS QUOTE E223 PG2 \(2\).PDF](#)  
[RESOLUTION NO 611 FEDERAL SIGNAL AS QUOTE.PDF](#)  
[RESOLUTION NO 611 PSU EQUIPMENT BID 122721.PDF](#)

12.III. RESOLUTION NO. 612

A Resolution approving a contract with Leon Uniform Company and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 612 AGENDA ITEMS COVER PAGE UNIFORMS.PDF](#)  
[RESOLUTION NO 612 UNIFORMS.PDF](#)  
[RESOLUTION NO 612 ELBECO SOLE SOURCE LETTER.PDF](#)  
[RESOLUTION NO 612 PRICE SHEET UNIFORMS.PDF](#)

12.IV. RESOLUTION NO. 613

A Resolution stating the Cities of Fenton, Kirkwood and Sunset Hills will enter into this cooperative maintenance agreement with MoDOT to maintain the multi-use trail approaches

Documents:

[RESOLUTION NO 613 COVER PAGE - I-44 PED MAINTENANCE.PDF](#)  
[RESOLUTION NO 613 SUNSET HILLS TRAIL APPROACHES INTERGOVERNMENTAL COOPERATIVE AGREEMENT.PDF](#)  
[RESOLUTION NO 613 I-44 MAINTANCE AGREEMENT RESOLUTION.PDF](#)

12.V. RESOLUTION NO. 614

A Resolution approving a contract with Nu Way Concrete Forms, Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 614 COVER PAGE ITEMS 2022 PW AIR COMPRESSOR.PDF](#)  
[RESOLUTION NO 614 - AIR COMPRESOR CONTRACT.PDF](#)  
[RESOLUTION NO 614 2022 AGENDA ITEM - PUBLIC WORKS - AIR COMPRESSOR BIDS.PDF](#)

12.VI. RESOLUTION NO. 615

A Resolution approving a master service agreement with CBB and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 615 COVER PAGE 2022 PW MASTER SERVICE AGREEMENT - TRAFFIC SERVICES.PDF](#)  
[RESOLUTION NO 615 MASTER SERVICE AGREEMENT ON CALL TRAFFIC - CBB.PDF](#)  
[RESOLUTION NO 615 MASTER AGR ONCALL TE SERVICES CBB.PDF](#)

13. APPOINTMENTS

None

14. GENERAL DISCUSSION

14.I. SIGNAGE DISCUSSION

Documents:

[DISCUSSION ITEM COVER PAGE SIGN DISCUSSION.PDF](#)  
[DISCUSSION ITEM SIGNAGE FIRST COMMUNITY\\_ELLISVILLE\\_MONUMENT TANDT RETROFIT\\_011722.PDF](#)  
[DISCUSSION ITEM SIGNAGE SUNSET HILL PYLON SIGNS.PDF](#)  
[DISCUSSION ITEM BILL BEHRENS - SIGN CODE COMMENTS.PDF](#)  
[DISCUSSION ITEM SIGNS APPENDIX B - SIGNS.PDF](#)

14.II. IN PERSON MEETINGS

15. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1), (2) TO DISCUSS LEGAL MATTERS AND REAL ESTATE

Documents:

[CLOSED AGENDA MEETING MARCH 8, 2022.PDF](#)

16. ADJOURNMENT



