

MINUTES OF THE SPECIAL MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, DECEMBER 28, 2021

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met by Zoom Meeting on Wednesday, December 28, 2021. The meeting convened at 2:00 P.M.

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

ROLL CALL

Present:	Mike Svoboda	-Member
	Terry Beiter	-Chairman
	Rich Gau	-Member
	Roger Kaiser	-Member
	Brian VanCardo	-Member
	Steve Young	-Member
	Frank Pellegrini	-Member
	Bryson Baker	-City Engineer
	Lynn Sprick	-City Planner
Absent:	Michael Hopfinger	-Member
	Jim Hetlage	-City Attorney
	Todd Powers	-Member

NEW BUSINESS

T-03-21 Petition for a Tree Removal Permit, submitted by David Volz, for removal of in excess of 10,000 square feet of tree canopy at 12300, 12322 and 12330 Robyn Road.

Ms. Sprick stated 11.24 acres of trees are being removed, which is 55% of the tree canopy of the three properties. At the May 5, 2021 meeting, the Planning and Zoning Commission approved the preliminary subdivision plat for two of the three properties. Typically, submittal of improvement plans and a record plat would be next.

The petitioner requested to build one house before separating the other properties for the subdivision plat. Land disturbance plans were submitted and site work began for the subdivision. When it came to the City's attention that tree removal was taking place, the City contacted the property owners.

Dave Volz, engineer, was present and stated they received the permit for the home, along with the land disturbance permit for general grading of the site. The grading plan showed tree clearing and when it was approved, they assumed the tree removal was approved. 11.2 acres is the maximum amount of trees that will be removed. The City's ordinance states once a tree removal permit is approved, the builders cannot come back for two years requesting more. They are asking for the largest amount possible, but probably will not be taking out that much. The ordinance allows 70% to be removed. He showed that the green shaded area on the site plan indicates the trees that will remain.

Mr. Beiter stated Sunny Creek Lane and the properties along it have a buffer area. He is concerned that those homeowners will want a densely wooded area to remain.

Mr. Volz stated replanting is not shown and is not required, but nothing is being removed along the western line.

Mr. Gau stated the plan shows white space behind 9432 Sunny Creek Lane. He asked if that area can be left green.

Mr. Beiter stated if approved, when the tree planting plan is done, areas like that will need to be filled in and nicely landscaped.

Ms. Sprick stated a record plat will be provided, but a landscape plan is not required.

Mr. Volz stated an aerial photo was taken and an outline was drawn. They can only clear up to the amount that is approved.

Mr. Gau stated the property owner would appreciate it if the area is left green.

Ms. Sprick stated the plans are submitted as worst case scenario, rather than having to keep coming back.

Mr. Baker stated legally, 70% can be removed. Worst case here is 50%, but they are hoping for less. The Commission is approving the 50%, but it all depends on each custom home being built. They are going to leave as many trees as possible.

Mr. Pellegrini asked where the sewers will be tied into.

Mr. Volz stated they will be placed between the two sewer lines at lot four or five. The northern one is a lateral connection.

Mr. Pellegrini asked if there are easements on the Sunny Creek Lane properties to do that.

Mr. Baker stated when the subdivision was originally platted; the easements were part of it.

Mr. Pellegrini asked if trees will be removed at those conjunctions.

Mr. Volz stated only if necessary.

Mr. Pellegrini asked if the Sunny Creek Lane back yards will be torn up for them.

Mr. Baker stated the property owners are aware where the easements are. The City does not allow structures to be built on them.

Mr. Pellegrini asked if it is maintained by Metropolitan Sewer District and if there is a pump station. He was concerned the system could not accommodate the capacity of the new homes.

Mr. Volz stated yes, it is a gravity line and it will be able to hold the capacity.

Gary Vincent, of 9456 Sunny Creek Lane, stated trees have been being cleared since mid-summer. He asked if the permit was supposed to be granted before they started taking down trees.

Mr. Baker replied yes.

Mr. Vincent stated there was a pond that was filled. There is still a large pile of dirt on site. He asked how long the dirt will be there.

Mike Borzillo, of A.J. Borzillo, stated that dirt will be placed in the valley, where the detention basin goes. As soon as the weather permits and the trees are out of the way, it will be moved. The pond is almost full. It will be used to build the berm on the back of the detention basin.

Mr. Vincent asked if the detention basin can be shown.

Ms. Sprick showed the area on the map.

Mr. Volz stated there will be a dam with a lake.

Mr. Vincent asked if the trees will be left in the area behind his neighbor's property.

Mr. Borzillo stated he left as many as possible.

Mr. Vincent asked if the gully between the Sunny Creek Lane homes and the new subdivision will be filled in for the sewer line.

Mr. Volz stated the sewer will be deeper than the gully. It will be five feet deeper than the manhole.

Mr. Beiter asked if the Park Board has approved the Tree Permit, yet.

Mr. Baker stated no, that is another reason the meeting was rushed.

Ms. Sprick stated the meeting is December 28, 2021 at 6:30 P.M.

Mr. Pellegrini stated he would like to see a revised map that is shaded correctly.

Mr. Baker stated that can be part of the motion.

Mr. Gau made a motion that petition T-03-21 Petition for a Tree Removal Permit, submitted by David Volz, for removal of in excess of 10,000 square feet of tree canopy at 12300, 12322 and 12330 Robyn Road be approved with the condition that the shaded white area behind 9432 Sunny Creek Lane be left green on the plans. Mr. Young seconded the motion and it was unanimously approved.

ADJOURNMENT

Mr. Svoboda made a motion to adjourn the meeting at 2:35 P.M. Mr. Gau seconded the motion, and it was unanimously approved.



Sarina Cape