

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF SUNSET HILLS, MISSOURI  
HELD ON WEDNESDAY, FEBRUARY 2, 2022

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met by Zoom Meeting on Wednesday, February 2, 2022. The meeting convened at 6:00 P.M.

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

ROLL CALL

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

**APPROVAL OF THE MINUTES**

Copies of the minutes of the January 5, 2022 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Kaiser made a motion to approve the minutes as submitted. Mr. Hopfinger seconded the motion, and it was unanimously approved.

## **OLD BUSINESS**

P-23-21 Preliminary Development Plan, submitted by Whalen Custom Homes, Inc., for a single family residential development at 13270 Maple Drive.

The Planning & Zoning Commission has recommended approval of this Petition and will be reviewing revisions. No public hearing was held at this meeting for this item.

Ms. Sprick stated the Preliminary Development Plan was approved. The first reading at the Board of Aldermen was postponed, so the developer could meet with the Aldermen from Ward 1 and concerned citizens. The meetings have been conducted and several changes have been made. There was a reduction in the number of lots, so there are now 10 lots, instead of 11. An architectural review will be completed of the rear views of the homes that can be seen from Maple Drive. A contribution will be made to the Tapawingo Homeowners' Association for use of the private streets, including \$1,500.00 per lot and a prorated share of annual maintenance and indemnification. Stormwater infrastructure will be installed, as well. The first reading with the Board will be held at the February 8, 2022 meeting. The Final Development Plan will then be submitted for a vote from the Commission and the Board.

Mike Whalen, with Whalen Custom Homes, was present and stated he received a lot of input from the neighborhood, the Homeowners' Association, the Aldermen, and the trustees. He has eliminated retaining walls on the houses along Maple Drive, moved the homes away from the street along Maple Drive, and reduced grading of the street. Additional infrastructure will be added to contribute to the Tapawingo subdivision.

Mr. Gau stated Mr. Whalen has worked very well with the neighbors to make this a successful development.

P-02-22 Petition for an Amended Development Plan, submitted by LC Restaurant, LLC, to add a second drive through lane to an existing restaurant at 10765 Sunset Hills Plaza.

The Planning & Zoning Commission has recommended approval of this Petition and will be reviewing revisions. No public hearing was held at this meeting for this item.

Ms. Sprick stated the Commission recommended approval of this project. A change has been made to the dumpster enclosure. It is currently located between the restaurant and the drive through. It will be relocated to the southwest corner of the parking lot. This eliminated the need for one of the variances. The other two variances have been approved.

John Schebaum, with BFA, Inc., was present to answer questions.

P-03-22 Petition for an Amended Development Plan, submitted by Grant Mechlin, for the redevelopment of property at 3600 South Lindbergh Boulevard.

The Planning & Zoning Commission has recommended approval of this Petition and will be reviewing revisions. No public hearing was held at this meeting for this item.

Ms. Sprick stated the Commission recommended approval of the project and asked the petitioner to explore some reconfigurations to the Lindbergh Boulevard entrance. Missouri Department of Transportation (MoDOT) stated the concept plan they have submitted for the entrance onto Watson Road was conceptually acceptable. The Board of Adjustment approved all necessary variances. She showed the revised intersection.

Grant Mechlin, with Sansone Group, and James Parks, with Castle Contracting, were present. Mr. Mechlin stated he was able to accommodate the Commission's requests by straightening and simplifying the Lindbergh Boulevard entrance. They have added a dedicated lane to turn right out of the development. They lost some parking, but added some green space.

Mr. Pellegrini asked for clarification on the southwest corner parking area.

Mr. Mechlin stated it is supposed to be for the shoppers, but it is used mostly for overflow parking at the restaurant.

Mr. Gau stated it is mainly used by Helen Fitzgerald's.

Mr. Pellegrini asked if they could get rid of some of the green space and add two lanes turning in.

Mr. Gau stated there is congestion exiting the property due to the single lane. There is not much stacking room until after the median.

Mr. Mechlin stated there are power lines that feed a transformer in that area. They cannot initiate a turn sooner. If it was straightened out, there would not be a natural turn in. There is also a utility easement that runs east and west in that area.

Mr. Gau stated the elimination of the parking area will be a bonus, but they need to eliminate the small piece of green space to get more stacking for people wanting to go straight.

Mr. Mechlin stated there is a pylon and setbacks to the utility lines in that area.

Mr. Parks stated they can continue to look at the suggestions. The Longhorn Steakhouse property line, the pylon, and the utilities are in that area, but they will look at opening it up for vehicles leaving the site.

Mr. Mechlin stated moving the pylon will block Longhorn Steakhouse's visibility to the west. They have proposed to eliminate the ramp to head east on Watson Road and turn it into a signalized intersection. This will create a forced right turn into the site. MoDOT stated they were in agreement with the main components of this plan. There were questions and modifications, but not anything that will change how it functions.

## **NEW BUSINESS**

P-04-22      Petition for a Conditional Use Permit, submitted by Rachel Carr, for a restaurant at 3860 (aka 3872) South Lindbergh Boulevard, Suite 105.

Ms. Sprick stated the restaurant will be located on the east side of Lindbergh Boulevard. It is mainly a grab and go style with some indoor and outdoor seating.

Rachel Carr was present and stated it will be a healthy, vegetarian focused café with some prepared meals.

Mr. Svoboda stated it is going in the same place as Jimmy Johns was. They had patio seating also.

Mr. Young made a motion that petition P-04-22 Petition for a Conditional Use Permit, submitted by Rachel Carr, for a restaurant at 3860 (aka 3872) South Lindbergh Boulevard, Suite 105 be recommended to the Board of Aldermen with the condition that the petitioner receives St. Louis County and Mehlville Fire District approval prior to issuance of the Sunset Hills Occupancy permit. Mr. Svoboda seconded the motion and it was unanimously approved.

## **ANY OTHER MATTERS DEEMED APPROPRIATE**

**ADJOURNMENT**

Mr. Powers made a motion to adjourn the meeting at 6:31 P.M. Mr. Pellegrini seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape

DRAFT