

BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI
THURSDAY, APRIL 7, 2022

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met by Zoom on Thursday, April 7, 2022. The meeting convened at 7:00 P.M.

ROLL CALL

Present:	William Weber	-Member
	Mark Naes	-Member
	Larry Smith	-Member
	John Hassis	-Member
	Ronald Hack	-Member
	Lynn Sprick	-City Planner
	Jim Hetlage	-City Attorney
	Bryson Baker	-City Engineer
Absent:	Joshua Arnold	-Member

APPROVAL OF MINUTES

Copies of the minutes of the March 7, 2022 Board of Adjustment meeting were distributed to the members for their review. Mr. Smith made a motion to approve the minutes, as submitted. Mr. Naes seconded the motion, and it was unanimously approved.

NEW BUSINESS

It should be noted that the following two petitions were heard simultaneously, but voted on separately.

A-10-22 Petition for a Variance, submitted by Bass Pro Shops, to vary the maximum height of two (2) parapet walls, from sixteen feet (16') to twenty four (24') and twenty six and one-half feet (26.5') at 3600 South Lindbergh Boulevard (Appendix B, Section 5.10).

A-11-22 Petition for a Variance, submitted by Bass Pro Shops, to vary the parapet walls and related flag poles from the permitted sixteen feet (16') to heights between twenty-two feet (22') and sixty feet (60') above the building elevations for façade walls and flagpoles combined at 3600 South Lindbergh Boulevard (Appendix B, Section 5.10).

Appendix B, Section 5.10 should be submitted into the record for petitions A-10-22 and A-11-22.

Mr. Hetlage stated for petition A-10-22 the application is exhibit one, the staff report is exhibit two, the elevation renderings are exhibit three, and the public hearing notice is exhibit four. For petition A-11-22 the application is exhibit one, the staff report is exhibit two, the same elevation renderings are exhibit three, and the public hearing notice is exhibit four.

Ms. Sprick was sworn in and stated the first petition is to allow the building height to exceed the allowable height. Three variances were approved in January, but the building plans have been submitted, which triggered the additional variances. The façade is consistent with the Bass Pro Shops branding. The parapet can exceed by 16 feet, but two walls exceed this exception. They will be 24 feet and 28 feet above the top of the building. There will be flagpoles on top of the parapet walls, as well. The parapet will provide residents a buffer from the noise on South Lindbergh Boulevard. The signage and lighting may still require variances. They do not want to use the existing lighting. When the lighting is installed, they will submit as-built plans. If it does not meet the requirements, they will apply for variances.

Eric Albers, Principal of Insight Design Architects, was sworn in and stated they would like to start construction soon. The most identifiable structure of Bass Pro Shops is their façade and entry structures. The size of the lobby helps set their brand apart and is tailored to the region it is located in. This cannot happen without the height variance. There have been challenges due to the existing conditions of the previous Toys R Us store. The owner would like to celebrate patriotism, so the flagpoles are important to him. The parapet can provide screening to adjacent property owners and helps it be seen from adjoining streets. It does meet local International Building Code requirements for maximum building heights.

Mr. Weber stated he likes that it conforms with the other stores and is typical with their branding.

Mr. Weber called for a vote on petition A-10-22 Petition for a Variance, submitted by Bass Pro Shops, to vary the maximum height of two (2) parapet walls, from sixteen

feet (16') to twenty four (24') and twenty six and one-half feet (26.5') at 3600 South Lindbergh Boulevard (Appendix B, Section 5.10).

Mr. Hetlage asked for a motion and a second.

Mr. Weber asked why.

Mr. Hetlage stated it is better practice.

Mr. Smith made the motion and Mr. Naes seconded. With 5 aye votes and 0 nay votes, the petition was approved.

Mr. Weber called for a vote on petition A-11-22 Petition for a Variance, submitted by Bass Pro Shops, to vary the parapet walls and related flag poles from the permitted sixteen feet (16') to heights between twenty-two feet (22') and sixty feet (60') above the building elevations for façade walls and flagpoles combined at 3600 South Lindbergh Boulevard (Appendix B, Section 5.10). Mr. Smith made the motion and Mr. Naes seconded. With 5 aye votes and 0 nay votes, the petition was approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

Mr. Weber asked when he anticipates completion.

Mr. Albers stated November 9, 2022.

Mr. Smith asked if there is anything on the agenda for the April 28, 2022 meeting.

Ms. Sprick stated there are two petitions. One is for a shed and one is for a fence.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting at 7:20 P.M. Mr. Naes seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape