

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, JULY 5, 2023

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met in regular session in the Robert C. Jones Chambers of City Hall, 3939 S. Lindbergh Blvd., in said City on Wednesday, July 5, 2023. 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

Present:	Rich Gau	-Member
	Roger Kaiser	-Member
	Brian VanCardo	-Member
	Mike Svoboda	-Member
	Michael Hopfinger	-Member
	Erin Seele	-City Attorney
	Mike Knight	-City Planner
	Bryson Baker	-City Engineer
Absent:	Frank Pellegrini	-Member
	Jennifer Geen	-Member
	Steve Young	-Member
	Todd Powers	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the June 7, 2023, Planning and Zoning Commission meeting were distributed to the members for their review. Ms. Seele stated a correction must be made that a lawsuit has not been initiated by the Maret Pointe developer, but it has been threatened. Mr. Svoboda made a motion to approve the minutes, as amended. Mr. Kaiser seconded the motion, and it was unanimously approved.

NEW BUSINESS

P-19-23 **13190 Gravois Road (Missouri American Water, Inc.) CUP** – A request for a conditional use permit to operate a water systems facility on a property zoned NU – Non-Urban located at 13190 Gravois Road.

Mr. Knight stated there is currently a water intake facility on the property. In 2015, a Conditional Use Permit was approved to reinforce the structural integrity of the existing facility. They would like to remove the old structure and build a new one. No estimated impact is expected because there is already an existing intake facility on the property. Three variances will be requested. They would like to expand their gravel parking lot, but gravel parking lots are only allowed in existing areas of the NU zoning district. The property is located in a floodway and the less impervious surface in the floodway is ideal. The facility will entirely encroach the rear setback, due to its required placement in the water. The structure and antenna are above the 40-foot maximum height, as well.

Mr. Gau made a motion that petition P-19-23 A request for a conditional use permit to operate a water systems facility on a property zoned NU – Non-Urban located at 13190 Gravois Road be recommended to the Board of Aldermen for approval with the condition that all requested variances are approved by the Board of Adjustment. Mr. Hopfinger seconded the motion, and it was unanimously approved.

P-22-23 **Gates Manor Subdivision (The Sterling Company) FDP** – A Final Development Plan to construct a 21-lot single family home development on a property zoned PD-RV- Planned Development -Residential Villa known as Gates Manor.

Mr. Knight stated the Gates Manor subdivision consists of 11 lots, currently. The petitioner would like to remove the homes and build 21 single-family homes. The road

will remain public. In December 2022, the Change of Zoning and Preliminary Development Plan was approved for 21 single-family homes. They will consist of 6,000-11,500 square foot lots. The existing four-foot sidewalk will be removed, and a five-foot sidewalk will be installed. There are two retaining walls proposed. Staff will secure an easement for maintenance of these walls. The site will be clear-cut, so mitigation plantings are required. Approximately 21,000 square feet of trees are required to be planted and they are providing approximately 25,000 square feet. Staff will ensure there is an easement for landscaping maintenance, as well. Improvement plans and a Record Plat must be approved before building permits can be issued.

Mr. Gau asked how the City can ensure all proposed homes are built.

Mr. Knight stated during the Improvement Plan process, an escrow agreement will be put into place to ensure this.

Drew Weber, with Hamilton Weber Law Firm, was present and stated the Final Development Plan has the same layout as the approved Preliminary Development Plan for detached villas. There will be common maintenance by a Homeowners' Association and an easement will be in place for all maintenance. The Code requires landscaping along Denny Road, which is proposed. The Tree Preservation Plan shows the types of trees proposed and their placement. All lots front onto Gates Manor Court.

Mr. Gau made a motion that petition P-22-23 A Final Development Plan to construct a 21-lot single family home development on a property zoned PD-RV-Planned Development -Residential Villa known as Gates Manor be recommended to the Board of Aldermen for approval. Mr. VanCardo seconded the motion, and it was unanimously approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

ADJOURNMENT

Mr. Gau made a motion to adjourn the meeting at 6:17 P.M. Mr. Hopfinger seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape

DRAFT