

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, FEBRUARY 4, 2026

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met in the Robert C. Jones Chambers of City Hall, 3939 South Lindbergh Boulevard on Wednesday, February 4, 2026. 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:

Frank Pellegrini	-Member
Mike Svoboda	-Member
Rich Gau	-Member
Steve Young	-Member
Rizwanul Hasan	-Member
Erin Seele	-City Attorney
Mike Knight	-Director of Planning and Public Works

Absent:

Michael Hopfinger	-Member
Jennifer Geen	-Member
Roger Kaiser	-Member
Bruce Studer	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the December 3, 2025, Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Gau made a motion to

approve the minutes, as submitted. Mr. Pellegrini seconded the motion, and it was unanimously approved.

PUBLIC HEARING

P-06-25 MAWC (Todd Archer) Planned Development Permit - A request for a Planned Development Permit to construct a new process treatment and softening building at the existing water system facility which is on a 53.6-acre tract of land located at 12710 Maurer Industrial Drive.

Mr. Knight explained a history of the subject site and stated the land use designation indicates the site as utility. There is single family residential to the north and east with commercial and light industrial to the southwest. He explained the Planned Development Permit requirement process. Water systems facilities are a permitted use in this zoning district. The traffic study waiver was approved by the Board of Aldermen, and a written summary of residents' comments were submitted. Light and noise pollution were mentioned as a concern. The outdated chemical storage equipment is being replaced, the chemical operations are being consolidated, and safety and reliability are being enhanced. Only three acres of the 53-acre site are involved in this proposed development. The property is accessed off a private drive. The process building is 17,500 square feet and is composed of half administrative and half chemical feed operations. There will be 37 parking spaces wrapped around the building. He showed renderings of the buildings and explained their dimensions. He explained the elevations and significant grade change between the proposed structure and the residential properties, as well. City Code allows for an exemption for lighting required by emergency services or governmental agencies. There are no lighting fixtures, so the lighting is below typical requirements. There are wall mounted lights at the building entrances. He showed a rendering of the silo lighting, which are switch focused and will only be utilized during emergency use. They are requesting several deviations from the applicable site development standards. Specifically, a height deviation is sought to allow the silos to reach 63 feet, exceeding the permitted 50-foot maximum. Additional

deviations are requested to accommodate nonconforming, existing structural setbacks on the site. The applicant is also seeking relief from the landscape and transition buffer requirements, which include installation of a 6-foot screening fence and a 15-foot landscape buffer along approximately 800 linear feet of the property boundary. Due to substantial grade changes within this area, the applicant asserts that full compliance is impractical. A deviation from the site lighting requirements is also requested to address existing conditions and operational needs.

NEW BUSINESS

P-06-25 MAWC (Todd Archer) Planned Development Permit - A request for a Planned Development Permit to construct a new process treatment and softening building at the existing water system facility which is on a 53.6-acre tract of land located at 12710 Maurer Industrial Drive.

Todd Archer, with Black and Veatch, was present and available to answer questions.

Mr. Svoboda asked if I-beams would be driven into the ground like at the water tower site.

Mr. Archer stated there are deep foundations, but he does not think they are I-beams.

Mr. Svoboda asked if the filters could filter the microplastics that are becoming a problem in water systems.

Ben Tamori, with Missouri American Water, was present and stated the same filters would be used. The water quality meets EPA requirements and there have not been any violations from any St. Louis facilities.

Mr. Hasan asked what the timeline for construction is.

Mr. Archer stated two years.

Mr. Hasan asked what the intention with the east side of the property is.

Mr. Archer stated there will be some interior work, but no large site changes.

Mr. Hasan asked if there would be high fences, for safety.

Mr. Archer stated the site is gated and only authorized people are allowed.

Mr. Gau made a motion that petition P-06-25 MAWC (Todd Archer) Planned Development Permit - A request for a Planned Development Permit to construct a new process treatment and softening building at the existing water system facility which is on a 53.6-acre tract of land located at 12710 Maurer Industrial Drive be recommended to the Board of Aldermen for approval. Mr. Pellegrini seconded the motion, and it was unanimously approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

ADJOURNMENT

Mr. Gau made a motion to adjourn the meeting at 6:23 P.M. Mr. Pellegrini seconded the motion, and it was unanimously approved.

Recording Secretary,



Lori Gunn