

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, MARCH 4, 2020

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, March 4, 2020. The meeting convened at 7:00 P.M.

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

ROLL CALL

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

APPROVAL OF THE MINUTES

Copies of the minutes of the December 4, 2019 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. VanCardo made a motion to approve the minutes as submitted. Mr. Young seconded the motion, and it was unanimously approved.

NEW BUSINESS:

P-01-20 Petition for an Amended Development Plan, submitted by Bank Star, for the addition of an automated teller machine (ATM) at 9717 Landmark Parkway Drive.

Ms. Sprick stated Bank Star is proposing to remove four parking spaces to make room for an ATM. 83 spaces are required, but there will still be 94 total. A change in site coverage and record plat triggers an Amended Development Plan. Board of Adjustment approved the requested variances. Five drive aisles do not meet width requirements and the parking lot does not meet setback requirements. Five stacking spaces are required, but only two are proposed. Landscaping along the right of way should include 15 trees & 60 shrubs. Currently there are six trees and zero shrubs. The underground irrigation requirement was waived. Light readings met maximum and average levels, but some areas were below minimum standards. Staff is concerned with the turning radius to enter the ATM area. The City does not have requirements for this, but there is not enough room to turn in. There is a separate entrance that can make it easier to access, but the car has to cross over parking spaces to access it.

Mr. Gau asked if the City required them to add the landscaping island.

Ms. Sprick replied no. City staff recommends approval of the plan.

Mark Doering, President of Doering Engineering, was present and stated the site was annexed into the City and built to St. Louis County standards. The ATM will only be used by people in the development. If there is extra stacking, it will not go into the right of way. The turn in question will not be able to be accessed, but he suspects that most people that use it will be continuous users and they will learn to go around the other way. He does not expect people to go out of their way to use the ATM. Across Landmark Parkway from the building is heavily wooded and he does not expect it to be much of an impact on the neighbors.

Mr. Svoboda asked if there was potential for a fence to be put in to stop traffic from turning the less accessible way.

Mr. Doering stated no, because there is a cross access easement.

Mr. Gau asked if the island is necessary or if they could just have that section of the lot striped.

Mr. Doering stated they are willing to do whatever the City asks them to, but it still would not give enough room.

Mr. Baker stated it would allow an extra seven feet, if the area was striped instead of an island.

All Commission members agreed.

Ms. Sprick stated the area to the east is heavily wooded and the subdivision was constructed about the same time as the office buildings. There is no fence, but one is required. In the past, the requirement of a fence was waived in heavily wooded areas. Some neighbors were concerned, but the City could only require a fence for this area, not the entire development.

Mr. Jones stated he would like to see a waiver since the fence is required.

Mr. Baker stated the fence would be rather impractical in the area.

Mr. Gau made a motion that P-01-20 Petition for an Amended Development Plan, submitted by Bank Star, for the addition of an automated teller machine (ATM) at 9717 Landmark Parkway Drive be recommended to the Board of Aldermen for approval with the condition that they receive Fenton Fire District approval, the petitioner remove the landscaping island, and make the area striped asphalt. The Commission gives a waiver for the fence requirement. Mr. Kaiser seconded the motion, and it was unanimously approved.

P-02-20 Petition for a Minor Subdivision, submitted by Sunset Holdings LLC, for the creation of two (2) lots at 10275 Watson Road.
This petition has been withdrawn.

OTHER MATTERS DEEMED APPROPRIATE

Mr. Gau asked for an update on the Zoning Code.

Mr. Baker stated Houseal Lavigne is changing the maps back from four zoning districts to six. They are in hopes to have everything ready by April or May. The Commission will make whatever changes they would like and then it will go back to the Board for approval.

ADJOURNMENT

Mr. Young made a motion to adjourn the meeting at 7:17 P.M. Mr. Svoboda seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape