

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, MARCH 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, March 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: | Jennifer Geen | -Member |
| | Bruce Studer | -Member |
| | Rich Gau | -Member |
| | Mike Svoboda | -Member |
| | Rizwanul Hasan | -Member |
| | Erin Seele | -City Attorney |
| | Mike Knight | -Director of Planning and Public Works |
| Absent: | Michael Hopfinger | -Member |
| | Roger Kaiser | -Member |
| | Steve Young | -Member |
| | Frank Pellegrini | -Member |

APPROVAL OF THE MINUTES

Copies of the minutes of the February 4, 2026, Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Svoboda made a motion to approve the minutes, as submitted. Mr. Hasan seconded the motion, and it was unanimously approved.

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

PUBLIC HEARING

P-09-25 **Chick-fil-A (Micah Dowdy) Planned Development Permit** - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

NEW BUSINESS

P-02-26 **Chick-fil-A (Micah Dowdy) Zoning Map Amendment** - A request to rezone a 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District located at 10706 Sunset Hills Plaza.

P-01-26 **Chick-fil-A (Micah Dowdy) Conditional Use Permit** - A request for a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

P-09-25 **Chick-fil-A (Micah Dowdy) Planned Development Permit** - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

Mr. Knight showed the proposed site plan and explained they would like to expand the drive through on the west and south sides of the development and add an awning to the south side of the building. The site is surrounded by commercial properties. To update the plan a Planned Development Permit is required, which has a robust process. The applicant requested a traffic impact study waiver which was approved via ordinance. The existing parking will be pushed south, where there is currently landscaping. The plan meets all open space requirements. The goal is not to provide more sales, but to provide

more stacking on the site. He showed stacking exhibits where the proposal will keep all cars on the site. Some additional trees will be added. The site development allowances that are being requested are the parking setback from five feet to one and a half feet, the perimeter landscaping along Lindbergh Boulevard, and interior landscaping at the end of parking aisles. He showed photos of the landscaping changes that are being requested.

Mr. Hasan asked about the parking area and what happens when people try to drive into the drive-thru when people are trying to exit.

Mr. Knight stated now the cars can fit into the drive aisle. The changes should help the issue.

Mr. Svoboda asked if there will still only be one pick up window.

Mr. Knight stated the efficiency will be increased.

Mr. Studer asked if the canopy will cover both lanes

Mr. Knight stated about one and half lanes will be covered.

Mr. Svoboda asked if there is currently a canopy over the pickup lanes.

Mr. Knight stated no.

The public hearing was closed.

Mr. Svoboda made a motion that petition P-02-26 **Chick-fil-A (Micah Dowdy)** **Zoning Map Amendment** - A request to rezone a 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District located at 10706 Sunset Hills Plaza be recommended to the Board of Aldermen for approval. Mr. Hasan seconded the motion, and it was unanimously approved.

Mr. Svoboda made a motion that petition P-01-26 **Chick-fil-A (Micah Dowdy) Conditional Use Permit** - A request for a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza be recommended to the Board of Aldermen for approval. Mr. Hasan seconded the motion, and it was unanimously approved.

Mr. Svoboda made a motion that petition P-09-25 **Chick-fil-A (Micah Dowdy) Planned Development Permit** - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza be recommended to the Board of Aldermen for approval. Mr. Hasan seconded the motion, and it was unanimously approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

Mr. Knight stated the Board of Aldermen meetings are now being recorded and the videos are being posted to the website. This is an option that can be done for the Planning and Zoning members, if they would like.

ADJOURNMENT

Mr. Svoboda made a motion to adjourn the meeting at 6:16 P.M. Mr. Studer seconded the motion, and it was unanimously approved.

Recording Secretary,



Lori Gunn