

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI

HELD ON Wednesday, MAY 1, 2019

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, May 1, 2019. 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:	Terry Beiter	-Chairman
	Roger Kaiser	-Member
	Todd Powers	-Member
	Mike Svoboda	-Member
	Brian VanCardo	-Member
	Rich Gau	-Member
	Frank Pellegrini	-Member
	Steve Young	-Member
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
	Lynn Sprick	-Assistant Planner
Absent:	Michael Hopfinger	-Member



APPROVAL OF THE MINUTES

Copies of the minutes of the April 3, 2019 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. Powers seconded the motion, and it was unanimously approved.



NEW BUSINESS:

P-10-19 Petition for a Concept Plan, submitted by Ryan Winter, to discuss development of the properties at 10320 Winter Industrial Drive, 13066, 13084, 13086, 13088, 13094, 13098 and 13144 Gravois Road.

Ms. Sprick stated that this is a concept plan of a development park consisting of 11 lots. Currently, the property is made up of eight different properties and the petitioner is requesting to move the property lines around to develop the lots. The property is in a flood plain and it will need to be ensured that we are protecting the native wetlands. The petitioner is working with the Core of Engineers to ensure there are no disturbed wetlands on the property. The petitioner is proposing land disturbance and fill activities, which does not require approval from Planning and Zoning or the Board of Aldermen.

Marty Henson, Civil Engineer with Henson Consulting, and Ryan Winter, President of Winter Brother's Material Company, were present. Mr. Henson stated that. With the City's and MSD's permission they would like to begin creating and filling on parcels shown as lot 1 and lot 6. Lot 1 is located on the southeast corner off Gravois Road and Winter Industrial Drive. Lot 6 is directly south of Sunbelt Rental Company and on the west side of Winter Industrial Drive, address 13084 Gravois Road. In addition to filling and grading, they will be installing storm sewers and extending the sanitary sewer to serve lots 6 and 8. All other utilities are present and adequate for development. The present zoning is both non-urban and PD-LI. They will be applying to rezone lots 6,7,8 and 9 from non-urban to PD-LI. The plans are to raise these lots above elevation to improve the business along winter Industrial Drive. They plan on selling the undeveloped land to a third party.

Mr. Beiter inquired if the petitioner owns all properties being discussed.

Mr. Henson answered yes, it is about 194 acres.

Mr. Beiter asked if there are other businesses present that are not associated with this project.

Mr. Henson answered, yes. Companies that lease the lots are Sunbelt Rentals, two United Rental buildings, Buchheit Construction and American Rentals. Midwest Products is not a part of this division and is not owned by Winter Brother's Materials.

Mr. Beiter asked if the current businesses there will be allowed to stay.

Mr. Henson stated Mr. Winter plans to keep the current buildings and companies in place. At this time there are no inclinations to sell. However the lots that are being created and improved, (lots 1, 6, 7 and 8) will be developed for potential companies to build on.

Mr. Gau asked if the street would be maintained by the City.

Mr. Henson answered no, it will be a private street. They are working to create a maintenance agreement that allows the different lots to contribute toward the maintenance.

Mr. Svoboda asked if the street already exists and if it will have to meet code requirements.

Ms. Sprick answered that when a new development plan comes in, even though the street is an existing private street, it will be required to meet all City Codes.

Mr. Beiter stated he is concerned about the impact on surrounding properties single family residential properties.

Mr. Baker stated there is one residential home close to the property. The home has enough distance between that it should not be affected.

Mr. Gau inquired about the development being consistent with the new zoning code.

Mr. Baker stated yes, the entire area is PD-LI.

Mr. Henson stated the existing zoning district lines the lot lines and the non-urban zoning is surrounded by PD-LI. To proceed with the zoning request, they want to confirm the lines and what zone would be best.



P-11-19 Petition for a Boundary Adjustment, submitted by Joseph Sontag to transfer 253 square feet from 4024 South Lindbergh Boulevard to 4030 South Lindbergh Boulevard.

Ms. Sprick stated that the boundary adjustment is approximately 253 feet. The driveway of 4030 South Lindbergh Boulevard is over the property line and they would like their driveway to be located on their property.

Joe Sontag, father of the homeowner was present, 1024 South Lindbergh Boulevard, Sarah Sontag, homeowner 4030 South Lindbergh Blvd was present. Mr. Sontag stated they would like to clean up the line so the driveway is on their own property, with the neighbor's permission and compensation.



Mr. Gau made a motion that P-11-19 Petition for a Boundary Adjustment, submitted by Joseph Sontag to transfer 253 square feet from 4024 South Lindbergh Boulevard to 4030 South Lindbergh Boulevard be approved. Mr. Young seconded the motion and it was unanimously approved.



T-01-19 Petition for a Tree Removal Permit, submitted by John & Margie Simon, to remove 16% of tree canopy for the construction of a residence at 12480, 12488 & 12490 Robyn Road.

Ms. Sprick stated two of the three lots that make up the property will be affected. Approximately 1.4 acres of tree canopy are being removed. The petition will be heard by the Park Committee Tree Board.

Mr. Beiter inquired about the petition being reviewed by an arborist.

Mr. Baker stated, the City does have arborists, but no arborist will review this project. It will need to be approved by the Parks Committee Tree Board.

Mr. Beiter stated his issue is in regard to the tree preservation plan. He previously checked to see if Mr. Volz had an arborist forester or landscape architect and none were listed. He stated the plan is signed by a professional engineer and he is not sure a civil engineer can approve work like this. He asked Mr. Baker if he is satisfied with this submission and approval by the engineer.

Mr. Baker stated that they reviewed and compared similar projects that an arborist approved.

David Volz, with Volz Engineering, was present and stated they are not typically landscape architects. In this particular case, this home is on a large site and is not proposing new landscaping. They are clearing the entire area and it then becomes survey work. If they had to do significant clearing and replanting he would not have accepted the job. The driveway is in the same location. In parcel 1, the final number of tree removal is 16%. In Parcel 2, there are zero trees being removed.

Mr. Beiter requested if these types of projects come more frequently, he would like an arborist to handle the situation.

Mr. Volz stated he was comfortable with this project because it was more of a survey function.

Mr. Svoboda inquired if the driveway goes up lot 1 and 3 and if they would consider moving the driveway. He asked if they considered placing the drive on lot 1 in case they decided to sell a piece of the land.

Mr. Volz stated the family is not looking to sell the property at this time. When it was originally submitted, it was shown as one parcel but it was requested by staff to show the split separate parcels.

Mr. Bieter asked why they wouldn't combine into one parcel.

Ms. Sprick stated they do not want to split at this time.



Mr. Gau made a motion that T-01-19 Petition for a Tree Removal Permit, submitted by John & Margie Simon, to remove 16% of tree canopy for the construction of a residence at 12480, 12488 & 12490 Robyn Road be approved. Mr. Young seconded the motion and it was unanimously approved.



OTHER MATTERS DEEMED APPROPRIATE

Ms. Sprick stated the July meeting is scheduled for July 3rd. Due to the holiday and conflicting schedules, there will be no meeting July 3rd. July 10th will be scheduled tentatively.

Mr. Pellegrini asked how much time they have to review the proposal for Houseal Lavigne.

Mr. Baker stated they will receive a new draft on Friday and staff will send it to the Board for review. The Board will make comments and staff will send back to Houseal Lavigne to make updates.



ADJOURNMENT

Mr. Gau made a motion to adjourn the meeting at 7:42 P.M. Mr. Young seconded the motion, and it was unanimously approved.

Recording Secretary

A handwritten signature in black ink, appearing to read 'Paige Gruber', written over a horizontal line.

Paige Gruber