

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
A G E N D A  
JANUARY 9, 2018  
6:00 P.M.**

**A meeting of the Board of Aldermen will be held in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard**

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

Approval of the minutes of the December 12 regular and closed session meetings

Documents:

[MINUTES BOA FINAL 12 12 17.PDF](#)

4. REQUESTS TO BE HEARD

5. PUBLIC HEARING

**PUBLIC HEARING:** The Board will consider a petition for a Conditional Use Permit, submitted by Mobile Techs of MO LLC, for an automotive shop (MVOB) at 11043 Gravois Industrial Court

**PUBLIC HEARING:** The Board will consider a petition for an Amended Development Plan, submitted by William F Wachter, for a change in use at 11043 Gravois Industrial Court

**PUBLIC HEARING:** The Board will consider a request for a Conditional Use Permit, submitted by Hummert Partners, LP c/o Grimco Inc, for the construction of an office building in excess of 7,500 square feet at 11816 Gravois Road

**PUBLIC HEARING:** The Board will consider a request for an Amended Conditional Use Permit, submitted by Miner Holdings, LLC, for changes to the approved amended development plan at 12954 Gravois Road

Documents:

[PUBLIC HEARING MOBILE TECHS CUP. PDF.PDF](#)  
[PUBLIC HEARING WACHTER MOBILE TECHS P-43-17 HEARING.PDF](#)  
[PUBLIC HEARING GRIMCO CUP BILL 34 P-45-17.PDF](#)  
[PUB LIC HEARING MINERS P-46-17.PDF](#)

6. PUBLIC COMMENT

## 7. OLD BUSINESS

### 7.1. Bill No. 29

An Ordinance providing for the approval of a Subdivision Plat for David J. Gregory Subdivision as provided in Appendix A, Section 5 of the Code of Ordinances of the City of Sunset Hills, Missouri

**SECOND READING**

Documents:

[BILL NO 29 DAVID J GREGORY SUBDIVISION.PDF](#)  
[BILL NO 29 REQUEST FOR 2ND READING EXPLANATION TO BOARD OF ADJUSTMENT.PDF](#)  
[BILL NO 29 1\) P-40-17 APPLICATION.PDF](#)  
[BILL NO 29 2\) P-40-17 STAFF REPORT.PDF](#)  
[BILL NO 29 3\) P-40-17 MINOR SUBDIVISION PLAT.PDF](#)  
[BILL NO 29 4\) A-06-17 FINDINGS OF FACT.PDF](#)

## 8. CITY OFFICIAL AND COMMITTEE REPORTS

- City Clerk/City Administrator, Eric Sterman
- Director of Finance, Bill Lehmann
- Chief of Police, Stephen Dodge
- City Attorney, Robert E. Jones
- City Engineer, Bryson Baker
- Director of Parks & Recreation, Gerald Brown

Committee Reports

- a) Finance Committee – Alderman Gau
- b) Economic Development Committee – Alderman Baebler
- c) Parks & Recreation Commission – Alderman Bersche
- d) Police Advisory Board – Alderman Bersche
- e) Public Works Committee – Alderman Musich

Documents:

[REPORTS PD.PDF](#)  
[REPORTS PW.PDF](#)  
[REPORTS PARKS.PDF](#)  
[REPORTS COURT.PDF](#)  
[REPORTS ADMIN 2018 JANUARY.PDF](#)  
[12-2017 COLLECTORS REPORT.PDF](#)  
[TREASURERS REPORT DEC 2017 - SUMMARY.PDF](#)

## 9. NEW BUSINESS

### 9.1. Bill No. 31

An Ordinance granting a Conditional Use Permit to Mobile Techs of MO LLC for operation of an automotive shop at 11043 Gravois Industrial Court

**FIRST READING**

*\* Petitioner has requested a second reading*

Documents:

[BILL NO 31 MOBILE TECHS OF MO CUP \(GRANT\) 1 4 18.PDF](#)

BILL NO 31 1) P-42-17 APPLICATION.PDF  
BILL NO 31 2) P-42-17 STAFF REPORT.PDF  
BILL NO 31 3) P-42-17 RESPONSE LETTER.PDF  
BILL NO 31 4) TRAFFIC STUDY.PDF  
BILL NO 31 5) A-07-17 FINDINGS OF FACT.PDF  
BILL NO 31 5) A-08-17 FINDINGS OF FACT.PDF  
BILL NO 31 6) P-42-17 P-43-17 HEARING.PDF

9.II. Bill No. 32

An Ordinance approving an Amended Development Plan for William F. Wachter to allow changes to the approved Final Development Plan for the property located at 11043 Gravois Industrial Court  
FIRST READING

*\* Petitioner has requested a second reading*

Documents:

BILL NO 32 WACHTER AMENDED DEV PLAN 1 4 18.PDF  
BILL NO 32 1) P-43-17 APPLICATION.PDF  
BILL NO 32 2) P-43-17 STAFF REPORT.PDF  
BILL NO 32 3) P-43-17 RESPONSE LETTER.PDF  
BILL NO 32 4) P-43-17 SURVEY.PDF  
BILL NO 32 5) A-08-17 FINDINGS OF FACT (2).PDF  
BILL NO 32 6) P-42-17 P-43-17 HEARING.PDF

9.III. Bill No. 33

An Ordinance providing for the approval of a subdivision plat for a lot split of the property at 11816 Gravois Road as provided in Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri  
FIRST READING

*\* Petitioner has requested a second reading*

Documents:

BILL NO 33 11816 GRAVOIS LOT SPLIT 1 4 18.PDF  
BILL NO 33 0) P-44-17 SECOND READING REQUEST.PDF  
BILL NO 33 1) P-44-17 APPLICATION.PDF  
BILL NO 33 2) P-44-17 STAFF REPORT.PDF  
BILL NO 33 3) P-44-17 LOT SPLIT (REVISED).PDF

9.IV. Bill No. 34

An Ordinance granting a Conditional Use Permit to Hummert Partners, L.P. C/O Grimco, Inc. for operation of a 20,000 square foot one story office building at 11816 Gravois Road  
FIRST READING

*\* Petitioner has requested a second reading*

Documents:

BILL NO 34 HUMMERT PARTNERS CUP (GRANT) 1 4 18.PDF  
BILL NO 34 0) P-45-17 SECOND READING REQUEST.PDF  
BILL NO 34 1) P-45-17 APPLICATION.PDF  
BILL NO 34 2) P-45-17 STAFF REPORT.PDF  
BILL NO 34 3) P-45-17 CIVIL PLANS.PDF  
BILL NO 34 4) P-45-17 LANDSCAPE PLAN (REVISED).PDF  
BILL NO 34 5) P-45-17 LIGHTING.PDF

[BILL NO 34 6\) P-45-17 TRAFFIC STUDY.PDF](#)  
[BILL NO 34 7\) P-45-17 P AND Z UPDATE.PDF](#)

9.V. Bill No. 35

An Ordinance approving an Amended Development Plan for Miner Holdings LLC to allow changes to the approved Final Development Plan for the property located at 12954 Gravois Road

FIRST READING

*\* Petitioner has requested a second reading*

Documents:

[BILL NO 35 MINER HOLDINGS AMENDED DEV PLAN 1 4 18.PDF](#)  
[BILL NO 35 0\) P-45-17 SECOND READING REQUEST.PDF](#)  
[BILL NO 35 1\) P-46-17 APPLICATION.PDF](#)  
[BILL NO 35 2\) P-46-17 STAFF REPORT.PDF](#)  
[BILL NO 35 3\) P-46-17 AMENDED DEVELOPMENT PLAN.PDF](#)  
[BILL NO 35 4\) P-46-17 LANDSCAPING SCHEDULE.PDF](#)  
[BILL NO 35 5\) P-46-17 MSD APPROVAL.PDF](#)  
[BILL NO 35 PUB LIC HEARING MINERS P-46-17.PDF](#)

9.VI. Resolution No. 444

A Resolution approving a contract with Fabick Cat and authorizing the mayor to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 444 PW BACKHOE CONTRACT.PDF](#)  
[RESOLUTION NO 444 DOCS CAT BACKHOE PURCHASE REQUEST.PDF](#)

9.VII. Resolution No. 445

A Resolution establishing participation on a lower Meramec Multi-Jurisdictional Floodplain Management Planning Committee; Setting forth membership in developing the plan; and providing an effective date

Documents:

[RESOLUTION NO 445 MERAMEC FLOODPLAIN MANAGEMENT STUDY.PDF](#)  
[RESOLUTION NO 445 DOCS INFORMATION PAPER.PDF](#)

9.VIII. Resolution No. 446

A Resolution approving a contract with Lou Fusz GMC and authorizing the Mayor to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 446 PW 1 TON DUMP CONTRACT.PDF](#)  
[RESOLUTION NO 446 DOCS - GMC 1500 SIERRA PURCHASE REQUEST.PDF](#)  
[RESOLUTION NO 446 DOCS DUMP TRUCK GMC 3500HD PURCHASE REQUEST.PDF](#)

9.IX. Resolution No. 447

A Resolution approving a contract with Don Brown Chevrolet and authorizing the Mayor to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 447 PW IMPALA CONTRACT.PDF](#)  
[RESOLUTION NO 447 DOCS PW IMPALA CONTRACT.PDF](#)

10. INVOICES TO BE APPROVED

Documents:

[EXPENSE APPROVAL REPORT.PDF](#)

11. APPOINTMENTS

Reappointments

REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.3 AND 610.21.1 RSMo TO DISCUSS LEGAL MATTERS

Documents:

[CLOSE AGENDA BOA MEETING JANUARY 9 2018.PDF](#)

13. ADJOURNMENT