

CITY OF SUNSET HILLS

BOARD OF ALDERMEN

A G E N D A

JANUARY 10, 2017

7:00 P.M.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

3.I. BOA Minutes

Minutes of the December 13, 2016 meeting

Documents:

[MINUTES BOA 12 13 16.PDF](#)

4. PROCLAIM THE WEEK OF JANUARY 22-28, 2017 NATIONAL SCHOOL CHOICE WEEK

5. REQUEST TO BE HEARD

**a) Request from Laumeier Sculpture Park for City sponsorship
of Art Fair 2017**

5.I. Laumeier Sponsorship

Documents:

[LAUMEIER SPONSORSHIP 2017.PDF](#)

6. PUBLIC HEARING

PUBLIC HEARING: The Board will consider a request for change of zoning, submitted by Mark Chellis, From NU, Non Urban 3 acre minimum lot size to R-1, Single Family Residential-1 Acre minimum lot size at 10511 Najbart Estates Drive

PUBLIC HEARING: The Board will consider a request for an Amended Conditional Use Permit, submitted by BMGR SSHD LLC (HR Sheevam) for the construction of a new hotel building at 3660 South Lindbergh Boulevard

PUBLIC HEARING: The Board will consider a request for a Conditional Use Permit, submitted by Kurt Eichholz for the construction of a Surgery Center at 4590 South Lindbergh Boulevard

6.I. Public Hearings

Documents:

[PUBLIC HEARINGS-01062017090419.PDF](#)

7. PUBLIC COMMENT/NON-AGENDA REQUESTS

8. OLD BUSINESS

8.I. Bill No. 40

An ordinance amending Section 4.10-12b of Appendix B of the Code to Amend the regulations in the PD-LS Zoning District

****Held over to February at the request of the petitioner***

Documents:

[BILL NO. 40 PULTE TEXT AMENDMENT.PDF](#)
[PULTE TEX AMENDMENT P-35-16.PDF](#)

8.I.i. Bill No. 41

An Ordinance approving a zoning change from R-2 Single Family Residential to PD-LS Planned Development Lifestyle for the properties at 12415, 12412 and 12406 Court Drive, 3825, 3851 and 3863 South Lindbergh Boulevard and 12405, 12411 and 12417 West Watson Road

****Held over to February at the request of the petitioner***

Documents:

[BILL NO. 41 PULTE REZONE TO PD-LS.PDF](#)
[PULTE ZONING CHANGE APP P-36-16.PDF](#)

8.I.ii. Bill No. 42

An Ordinance approving the Preliminary Development Plan for the Properties at 12415, 12412 and 12406 Court Drive, 3825, 3851 and 3863 South Lindbergh Boulevard 12405, 12411 and 12417 West Watson Road

****Held over to February at the request of the petitioner***

Documents:

[BILL NO. 42 PULTE PRELIMINARY DEVELOPMENT PLAN.PDF](#)
[PULTE PRELIM DEV APP P-37-16.PDF](#)
[PULTE PRELIM DEV DOCS.PDF](#)

[PULTE HOMES BANK P-38-16 ELEVATIONS.PDF](#)
[PULTE HOMES BANK PROPOSED LANDSCAPING.PDF](#)
[PULTE HOMES P-37-16 ELEVATION.PDF](#)
[PULTE HOMES SITE PLAN.PDF](#)
[PULTE HOMES SITE SECTIONS.PDF](#)

8.1.iii. Bill No. 43

An Ordinance granting a Conditional Use Permit to George Despotis for operation of a Bank with a drive thru at the Northwest corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road

****Held over to February at the request of the petitioner***

Documents:

[BILL NO. 43 GEORGE DESPOTIS BANK CUP \(GRANT\).PDF](#)
[PULTE CONDITIONAL USE PERMIT P-38-16.PDF](#)
[PULTE COND USE APP P-38-16.PDF](#)

8.1.iii.1. Bill No. 44

An Ordinance denying a Conditional Use Permit to George Despotis for operation of a Bank with a drive thru at the Northwest Corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road

****Held over to February at the request of the petitioner***

Documents:

[BILL NO. 44 GEORGE DESPOTIS BANK CUP \(DENY\).PDF](#)

9. CITY OFFICIAL AND COMMITTEE REPORTS

9.1. City Official And Committee Reports

Documents:

[REPORT PD.PDF](#)
[REPORT PW ENGINEER REPORT.PDF](#)
[REPORT PARKS JANUARY 2017.PDF](#)
[REPORT DEC COLLECTOR REPORT 2016.PDF](#)
[REPORT TREASURER REPORT DECEMBER 2016.PDF](#)
[REPORT ADMIN.PDF](#)
[REPORT COURT.PDF](#)

10. NEW BUSINESS

10.1. Bill No. 45

**An Ordinance approving a zoning change from NU Non-Urban to R-1 Single Family Residential for the property at 10511 Najbart Estates Drive.
FIRST READING**

Documents:

[BILL NO. 45 NAJBART REZONE TO R-1 RESIDENTIAL 1 3 17.PDF](#)
[BILL 45 BACK UP DOCS EXHIBIT.PDF](#)
[BILL 45 BACK UP DOCS APP SUMMARY.PDF](#)

10.I.i. Bill No. 46

**An Ordinance granting an Amended Conditional Use Permit to BMGR SSHD LLC for the construction of a new hotel building at 3660 South Lindbergh Boulevard
FIRST READING**

Documents:

[BILL NO. 46 DAYS INN AMENDED CUP.PDF](#)
[BILL 46 BACK UP DOCS.PDF](#)
[BILL 46 BACK UP DOCS APP SUMMARY.PDF](#)

10.I.ii. Bill No. 47

**An Ordinance granting a Conditional Use Permit to Kurt Eicholz for operation of Surgery Center at 4590 South Lindbergh Boulevard
FIRST READING
Petitioner has requested a second reading*

Documents:

[BILL NO. 47 KURT EICHOLZ SURGERY CENTER CUP \(GRANT\) 1 3 17.PDF](#)
[BILL 47 REVISED SITE PLAN 4590 S LINDBERGH CUP.PDF](#)
[BILL NO. 47 REVISED PARKING KURT EICHOLZ SURGERY CENTER CUP.PDF](#)
[BILL 47 BACK UP DOCS APP SUMMARY.PDF](#)

10.I.iii. Bill No. 48

**An Ordinance providing for the approval of a Subdivision Plat for a lot split of the property at 15 Roosevelt Drive as provided in Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri
FIRST READING**

Documents:

[BILL NO. 48 15 ROOSEVELT LOT SPLIT 2017.PDF](#)
[BILL 48 BACK UP DOCS ROOSEVELT LOT SPLIT.PDF](#)
[BILL 48 BACK UP DOCS APP SUMMARY.PDF](#)

10.II. Resolution 401

[A resolution approving a contract with L.M. Tenth...](#)

**A resolution approving a contract with J.W. Ferrin
and authorizing the Mayor to execute the same on
behalf of the City of Sunset Hills**

Documents:

[RESOLUTION NO 401 BUSINESS INSURANCE RENEWAL.PDF](#)
[RESOLUTION 401 BACK UP DOCS.PDF](#)
[RESOLUTION 401 BACK UP SUNSET HILLS PROPOSAL PAGES.PDF](#)

10.II.i. Resolution 402

**A Resolution approving a contract with the Municipal Parks Grant
Commission and Terraspec and authorizing the Mayor to Execute
the same on behalf of the City of Sunset Hills**

Documents:

[RESOLUTION NO 402 KITUN PARK - 2017.PDF](#)
[RESOLUTION 402 BACK UP KITUN MUNI GRANT - 2016 MEMO.PDF](#)
[RESOLUTION 402 BACK UP KITUN MUNI GRANT CONTRACT 2017.PDF](#)
[RESOLUTION 402 BACK UP TERRASPEC CONTRACT 2017.PDF](#)
[RESOLUTION 402 BACK UP BIKE WALK PLAN-KITUN-TRUMAN
TRAIL.PDF](#)

10.II.ii. Resolution No. 403

**A Resolution approving a contract with Lubrigard and authorizing
the Mayor to execute the same on behalf of the City of Sunset Hills**

Documents:

[RESOLUTION NO 403 PW OIL CONTAINMENT SYSTEM.PDF](#)
[RESOLUTION 403 BACK UP DOCS OIL CONTAINMENT SYSTEM.PDF](#)

10.II.iii. Resolution No. 404

**A Resolution authorizing the Mayor of Sunset Hills, Missouri
to sign a contract retaining Houseal Lavigne to provide
professional services for an update of the City's Zoning
Code**

Documents:

[RESOLUTION NO 404 ZONING CODE UPDATE.PDF](#)
[RES 404 BACK UP DOCS HLA-CONTRACT.PDF](#)

10.II.iv. Resolution No. 405

**A Resolution authorizing the Mayor of Sunset Hills, Missouri
to sign a contract retaining Houseal Lavigne to provide
professional services for an analysis of Development East of
Lindbergh**

Documents:

RESOLUTION NO 405 PLANNING SERVICES EAST LINDBERGH
DEVELOPMENT.PDF
RES 405 BACK UP DOCS SUNSET HILLS RETAINER LETTER -
REVISED.PDF

11. INVOICES TO BE APPROVED

11.I. Invoices

Documents:

INVOICES BOA BILLS 12.27.16.PDF
INVOICES MANUALS DECEMBER 2016.PDF

12. APPOINTMENTS

Jennifer Lages - Gempp Commission

Mike Strautman- Gempp Commission

13. MOTION TO HOLD A CLOSED MEETING

A motion to hold a closed meeting, vote and record immediately following adjournment of the February 14, 2017 and February 28, 2017 meetings

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.3 AND 610.21.1 RSMo TO DISCUSS PERSONNEL MATTERS AND LITIGATION

14.I. Closed Agenda

Documents:

CLOSED AGENDA JANUARY 2017.PDF

15. ADJOURNMENT