

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
AGENDA
MARCH 14, 2017
7:00 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 February 28, 2017 special meeting and the January 10 and February 28 closed sessions.

Documents:

[MINUTES BOA FEB 28 2017 SPEC MEETING.PDF](#)

4. REQUESTS TO BE HEARD

a) Request from Walnut Grill for a Full Liquor License

Documents:

[REQUEST FOR LIQUOR LICENSE WALNUT GRILL.PDF](#)

5. PUBLIC HEARING

PUBLIC HEARING: The Board will consider a request for an Amended Development Plan, submitted by Miner Holdings LLC, to allow changes to the approved Final Development Plan for property located at 12954 Gravois Road

PUBLIC HEARING: Petition for Conditional Use Permit, submitted by Kirk Vogel of Walnut Grill Sunset LLC, to operate a restaurant with outdoor seating at 10797 Sunset Hills Plaza.

PUBLIC HEARING: Petition for an Amended Development Plan, submitted by Kirk Vogel of Walnut Grill Sunset LLC, to allow outdoor seating and other changes at 10797 Sunset Hills Plaza.

PUBLIC HEARING: The Board will consider a request for an Amended Development Plan, Submitted by Dakota Blenders LLC, for a 20,000 square foot building addition and parking lot expansion at 12927 Gravois Road.

6. PUBLIC COMMENT

7. OLD BUSINESS

7.1. Bill No. 6

An ordinance approving a change of zoning submitted by George Despotis for the Olga Despotis Trust to change the zoning from R-2 Single Family Residential 20,000 square foot minimum lot size to PD-LC (B) Planned Development- Limited Commercial for the purpose of redeveloping the properties located at 12405, 12411, and 12417 West Watson Road.

SECOND READING

Documents:

[BILL NO 6 ZONING CHANGE OLGA DESPOTIS TRUST.PDF](#)
[1\) APPLICATION.PDF](#)
[2\) STAFF REPORT.PDF](#)
[3\) PUBLIC HEARING.PDF](#)

7.II. Bill No. 7

**An ordinance approving the preliminary Development Plan submitted by George Despotis for the Olga Despotis Trust for commercial development of the properties located at 12405,12411, and 12417 West Watson Road to allow construction of a bank.
SECOND READING**

Documents:

- BILL NO 7 PRELIM DEV PLAN ORD 12405 12411 12417 WEST WATSON.PDF
- 1) APPLICATION.PDF
- 2) STAFF REPORT.PDF
- 3) RESOLUTION AMENDING COMP PLAN 11-2-11.PDF
- 4) SITE PLAN.PDF
- 5) TRAFFIC REVIEW MEMO BY CBB 4-6-16.PDF
- 6) TRAFFIC STUDY 5-20-16.PDF
- 7) PUBLIC HEARING.PDF

7.III. *NOTE*

Bill No. 40, 41, 42, 43, 44 and 45 Have all been held over to the April 25, 2017 meeting at the request of the petitioner

7.IV. Bill No. 53

**An Ordinance repealing and restating Chapter 2, Article IX, Section 2-241 of the Code with respect to the Finance Committee
SECOND READING**

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**
- ⇒ **Treasurer/Collector, Michael Sawicki**

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**
- f) Website Committee – Alderman Baebler**

Documents:

- REPORTS COLLECTORS.PDF
- REPORTS TREASURER.PDF
- REPORTS PD.PDF
- REPORTS PW.PDF
- REPORTS PARKS.PDF
- REPORTS ADMIN.PDF
- REPORTS COURT.PDF

9. NEW BUSINESS

9.I. Bill No. 49

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 49 MINER HOLDINGS AMENDED DEV PLAN.PDF
0) 2ND READING REQUEST.PDF
1) APPLICATION.PDF
2) STAFF REPORT.PDF
3) EXPLANATION LETTER.PDF
4) AMENDED DEVELOPMENT PLAN.PDF
5) PUBLIC HEARING.PDF
MEMO.PDF

9.II. Bill No 57

An Ordinance granting a Conditional Use Permit to Walnut Grill Sunset LLC for operation of a restaurant with outdoor seating at 10797 Sunset Hills Plaza

FIRST READING

****Petitioner has requested a second reading***

Documents:

BILL 57 WALNUT GRILL SUNSET LLC CUP.PDF
MEMO.PDF
0) 2ND READING REQUEST.PDF
1) APPLICATION.PDF
2) STAFF REPORT.PDF
3) SUPPORTING DOCUMENTS.PDF
5) NOTICE.PDF
6) PUBLIC HEARING.PDF

9.III. Bill No 58

An Ordinance approving an Amended Development Plan for Walnut Grill LLC to allow changes to the approved Final Development Plan for the property located at 10797 Sunset Hills Plaza

FIRST READING

****Petitioner has requested a second reading***

Documents:

BILL NO 58 WALNUT GRILL SUNSET AMENDED DEV PLAN.PDF
MEMO.PDF
0) SECOND READING REQUEST.PDF
1) APPLICATION.PDF
2) STAFF REPORT.PDF
3) SUPPORTING DOCUMENTS.PDF
4) FLOORPLAN AND PATIO.PDF
5) P-06-17 LIGHTING.PDF
6) AMENDED DEVELOPMENT PLAN.PDF
7) PUBLIC HEARING.PDF

9.IV. Bill No 59

An Ordinance approving an Amended Development Plan for Dakota Blenders LLC to allow changes to the approved Final Development Plan for the property located at 12927 Gravois Road

FIRST READING

****Petitioner has requested a second reading***

Documents:

BILL NO 59 DAKOTA BLENDERS AMENDED DEV PLAN.PDF
MEMO.PDF
1) APPLICATION.PDF
2) STAFF REPORT.PDF
3) EXPLANATION LETTER.PDF
4) AMENDED DEVELOPMENT PLAN.PDF
5) PUBLIC HEARING.PDF

9.V. Resolution No. 410

A Resolution approving a contract with Midwest Pool & Court Company for the purchase of (3) Chemtrols for the Aquatic Facility and for authorizing the Mayor to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION 410 CHEMTROL - 2017.PDF](#)
[RESOLUTION 410 CHEMTROL MEMO 2017.PDF](#)
[RESOLUTION 410 BID DOCUMENTS.PDF](#)

9.VI. Resolution No. 411

A Resolution approving a contract with Missouri Rural Services and authorizing the Mayor to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION 411 WORK COMP RENEWAL 2017.PDF](#)
[RESOLUTION WORK COMP RENEWAL INFORMATION 2017-2018.PDF](#)

9.VII. Resolution No. 413

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

Documents:

[RESOLUTION NO 413 POLICE VEHICLES.PDF](#)
[RESOLUTION 413 DOCUMENTS.PDF](#)

9.VIII. Resolution No. 414

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

Documents:

[RESOLUTION 414 PUBLIC WORKS FLOOR DRAIN.PDF](#)
[RESOLUTION 414 PW FLOOR DRAIN DOCUMENTS.PDF](#)

10. INVOICES TO BE APPROVED

Documents:

[INVOICES FEBRUARY 28 2017.PDF](#)
[INVOICES PREPAIDS FEBRUARY.PDF](#)
[INVOICES MARCH 14 2017.PDF](#)

11. APPOINTMENTS

Kristel Bashwiner- Swim and Dive Advisory

Re-appointments: None

12. MOTION TO HOLD A CLOSED MEETING

A motion to hold a closed meeting, vote and record immediately following adjournment of the April 25, 2017 meeting

13. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.3 RSMo TO DISCUSS REAL ESTATE MATTERS

Documents:

[CLOSED AGENDA BOA MEETING MARCH 14 2017.PDF](#)

14. Resolution No. 412

A Resolution authorizing the Mayor of Sunset Hills to sign a contract and closing documents for the sale of property at 137 Deane and 118 Monica.

Documents:

[RESOLUTION 412 DEANE AND MONICA PROPERTY SALE.PDF](#)

15. ADJOURNMENT