

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
A G E N D A
APRIL 23, 2019
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 March 12 regular and closed session meeting and the April 9 special and closed session meeting

Documents:

[MINUTES 3 12 19 BOA FINAL.PDF](#)
[MINUTES 4 9 19 BOA FINAL.PDF](#)

4. EMPLOYEE RECOGNITION

- a. George Winkle - 5 years of service, Sunset Hills Public Works
- b. Police Officer Justin Webster - 5 years of service, Sunset Hills P.D.

5. PROCLAMATIONS

- Proclaim the month of April as "Arbor Month"
- Proclaim the first Thursday in May as "A Day of Prayer" in Sunset Hills
- Proclaim April 23, 2019 as Helen Fitzgerald's Day in Sunset Hills
- Proclaim May 18, 2019 as John G. Pollard Day in Sunset Hills

Documents:

[PROCLAMATION FOR ARBOR DAY - 2019.PDF](#)
[PROCLAMATION - DAY OF PRAYER 2019.PDF](#)
[PROCLAMATION - SYBERGS.PDF](#)
[PROCLAMATION - JOHN POLLARD.PDF](#)

6. READING OF THE ELECTION RESULTS

- Administer Oath of Office to New Elected Officials

Documents:

[OFFICIAL ELECTION RESULTS.PDF](#)

7. CONSENT AGENDA

a. Bills to be approved

b. Request for temporary liquor licenses for the Laumeier Art Fair May 10-12, 2019

1. Beer Outside

2. Mission Taco

3. 4 Hands Brewing

c. Request from Charleville Vineyard for a temporary liquor license for the Watson Trail Park Makers Market April 27, 2019

Documents:

[CONSENT AGENDA EXPENSE APPROVAL REPORT.PDF](#)
[CONSENT AGENDA BEER OUTSIDE.PDF](#)

[CONSENT AGENDA MISSION TACO.PDF](#)
[CONSENT AGENDA 4 HANDS BREWING.PDF](#)
[CONSENT AGENDA CHARLEVILLE VINEYARDS.PDF](#)

8. PUBLIC HEARING

PUBLIC HEARING: The City of Sunset Hills will hold a public hearing to discuss the allocation of \$22,000 in Community Development Block Grant funds which will become available after January 1, 2020

PUBLIC HEARING: The Board will consider a petition for an Amended Development Plan, submitted by Peter Matthaei for Dakota Blenders, to add a dust collector to the existing facility at 12927 Gravois Road

PUBLIC HEARING: The Board will consider three (3) petitions, submitted by CEDC for Peace Haven Association for property at 12630 Rott Road

- Text Amendment, adding "Non-Medical Religious Institution" as a Conditional Use in the C-1 Commercial District
- Change of zoning, from R-2 Single Family Residential-20,000 Square Foot minimum lot size to PD-LC(C) Planned Development-Limited Commercial for property at 12630 Rott Rd.
- Preliminary Development Plan, for the redevelopment of property at 12630 Rott Road

PUBLIC HEARING: The Board will consider a petition for an Amended Conditional Use Permit, submitted by Missouri American Water Company, to construct a steel structure to house mechanical equipment at 13190 Gravois Road

Documents:

[PUBLIC HEARING CDBG HEARING 2019.PDF](#)
[PUBLIC HEARING BILL NO 54 DAKOTA BLENDERS P-04-19.PDF](#)
[PUBLIC HEARING BILL NO 55 PEACE HAVEN.PDF](#)
[PUBLIC HEARING BILL NO 56 PEACE HAVEN CHANGE OF ZONING.PDF](#)
[PUBLIC HEARING BILL NO 57 PEACE HAVEN PRELIMINARY DEV PLAN.PDF](#)
[PUBLIC HEARING BILL NO 58 MISSOURI AMERICAN WATER.PDF](#)

9. PUBLIC COMMENT

10. OLD BUSINESS

10.I. Bill No. 34

An Ordinance amending sections 4.10-7 AND 4.10-15 of Appendix B of the Code to revise Development Standards in the PD-RC Zoning District

SECOND READING

**Withdrawn by Petitioner*

10.II. Bill No. 35

An Ordinance approving a zoning change from R-2 Single Family Residential to PD-RC Planned Development – Residential Cluster Homes for the properties at 4055 South Lindbergh Boulevard, 9312 Lincoln Drive and 9255 Robyn Road

SECOND READING

**Withdrawn by Petitioner*

10.III. Bill No. 36

An Ordinance approving the Preliminary Development Plan for the properties at 4055 South Lindbergh Boulevard, 9312 Lincoln Drive and 9255 Robyn Road

SECOND READING

**Withdrawn by Petitioner*

10.IV. Bill No. 49

An Ordinance providing for the regulation of tattooing establishments as a conditional use in PD-LI Zoning District

SECOND READING

Documents:

[BILL NO 49 TATTOOING ESTABLISHMENTS.PDF](#)
[BILL NO 49 TATTOOING 1\) P-08-19 APPLICATION.PDF](#)
[BILL NO 49 TATTOOING 2\) P-08-19 STAFF REPORT.PDF](#)
[BILL NO 49 TATTOOING 3\) P-08-19 PUBLIC HEARING.PDF](#)

10.V. Bill No. 50

An Ordinance repealing restrictions on commercial vehicles

SECOND READING

Documents:

[BILL NO 50 REPEAL OF RESTRICTIONS ON COMMERCIAL VEHICLES ORD.PDF](#)

10.VI. Bill No. 51

An Ordinance amending the procedures for the second reading of a Bill at the same meeting
SECOND READING

Documents:

[BILL NO 51 SECOND READING OF A BILL \(2019\).PDF](#)
[BILL 51 - MEMO FROM ALDERMAN WONG.PDF](#)

11. CITY OFFICIAL AND COMMITTEE REPORTS

- City Clerk/City Administrator, Eric Sterman
- Director of Finance, Susanna Messmer
- 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 Colombo
- b) Economic Development Committee – Alderman Baebler
- c) Parks & Recreation Commission – Alderman Bersche
- d) Police Advisory Board – Alderman Bersche
- e) Public Works Committee- Alderman Krueger

Documents:

[REPORTS ADMIN APRIL.PDF](#)
[REPORTS POLICE STATISTICS MARCH REPORT.PDF](#)
[REPORTS PW ENGINEER REPORT \(2\).PDF](#)
[REPORTS PARKS APRIL 2019.PDF](#)
[REPORTS COURT MARCH.PDF](#)

12. NEW BUSINESS

12.I. Bill No. 53

An Ordinance providing for the approval of a Subdivision Plat for a lot split of the property at 12240 Mentz Hill 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 53 MENTZ HILL LOT SPLIT.PDF](#)
[BILL NO 53 MENTZ HILL LOT SPLIT 1\) P-02-19 SECOND READING REQUEST.PDF](#)
[BILL NO 53 MENTZ HILL LOT SPLIT 2\) P-02-19 APPLICATION.PDF](#)
[BILL NO 53 MENTZ HILL LOT SPLIT 3\) P-02-19 STAFF REPORT.PDF](#)
[BILL NO 53 MENTZ HILL LOT SPLIT 4\) P-02-19 LOT SPLIT.PDF](#)

12.II. Bill No. 54

An Ordinance approving an Amended Development Plan for Dakota Blenders LLC to add a dust collector in the approved Final Development Plan for the property located at 12927 Gravois Road
FIRST READING

*Petitioner has requested a second reading

Documents:

[BILL NO 54 DAKOTA BLENTERS AMENDED DEV PLAN.PDF](#)
[BILL NO 54 DAKOTA BLENTERS 1\) P-04-19 SECOND READING REQUEST.PDF](#)
[BILL NO 54 DAKOTA BLENTERS 2\) P-04-19 APPLICATION.PDF](#)
[BILL NO 54 DAKOTA BLENTERS 3\) P-04-19 STAFF REPORT.PDF](#)
[BILL NO 54 DAKOTA BLENTERS 4\) P-04-19 SITE PLAN.PDF](#)
[BILL NO 54 DAKOTA BLENTERS 5\) P-04-19 ELEVATIONS.PDF](#)
[BILL NO 54 DAKOTA BLENTERS 6\) P-04-19 DUST COLLECTOR.PDF](#)
[BILL NO 54 DAKOTA BLENTERS 7\) P-04-19 HEARING.PDF](#)

12.III. Bill No. 55

An Ordinance approving a Text Amendment to add "Non-Medical Religious Institution" as a Conditional Use in the C-1 Commercial District
FIRST READING

Documents:

BILL NO 55 PEACE HAVEN NON-MEDICAL RELIGIOUS INSTITUTION ORD.PDF
BILL NO 55 PEACE HAVEN 1) P-05-19 APPLICATION.PDF
BILL NO 55 PEACE HAVEN 2) P-05-19 STAFF REPORT.PDF
BILL NO 55 PEACE HAVEN 3) P-05-19 SUPPORTING INFORMATION.PDF
BILL NO 55 PEACE HAVEN 4) P-05-19 P-06-19 P-07-19 HEARING.PDF

12.IV. Bill No. 56

An Ordinance approving a Zoning Change from R-2 Single Family Residential to PD-LC (C) Planned Development-Limited Commercial for the property at 12630 Rott Road
FIRST READING

Documents:

BILL NO 56 PEACE HAVEN ZONING CHANGE ORD.PDF
BILL NO 56 PEACE HAVEN CHANGE OF ZONING 1) P-06-19 APPLICATION.PDF
BILL NO 56 PEACE HAVEN CHANGE OF ZONING 2) P-06-19 STAFF REPORT.PDF
BILL NO 56 PEACE HAVEN CHANGE OF ZONING 3) P-06-19 SUPPORTING INFORMATION.PDF
BILL NO 56 PEACE HAVEN CHANGE OF ZONING 4) P-05-19 P-06-19 P-07-19 HEARING.PDF

12.V. Bill No. 57

An Ordinance approving the Preliminary Development Plan for the property at 12630 Rott Road
FIRST READING

Documents:

BILL NO 57 PEACE HAVEN PRELIMINARY DEVELOPMENT PLAN.PDF
BILL NO 57 PEACE HAVEN PRELIMINARY DEV PLAN 1) P-07-19 APPLICATION.PDF
BILL NO 57 PEACE HAVEN PRELIMINARY DEV PLAN 2) P-07-19 STAFF REPORT.PDF
BILL NO 57 PEACE HAVEN PRELIMINARY DEV PLAN 3) P-07-19 SUPPORTING INFORMATION.PDF
BILL NO 57 PEACE HAVEN PRELIMINARY DEV PLAN 4) P-07-19 PRELIMINARY DEVELOPMENT PLAN.PDF
BILL NO 57 PEACE HAVEN PRELIMINARY DEV PLAN 5) P-07-19 LANDSCAPE PLAN.PDF
BILL NO 57 PEACE HAVEN PRELIMINARY DEV PLAN 6) P-07-19 ELEVATIONS.PDF
BILL NO 57 PEACE HAVEN PRELIMINARY DEV PLAN 7) P-05-19 P-06-19 P-07-19 HEARING.PDF

12.VI. Bill No. 58

An Ordinance granting an Amended Conditional Use Permit to Missouri American Water Company to construct a steel structure to house mechanical equipment at 13190 Gravois Road
FIRST READING

*Petitioner has requested a second reading

Documents:

BILL NO 58 MISSOURI AMERICAN WATER AMENDED CUP.PDF
BILL NO 58 MISSOURI AMERICAN WATER 1) P-09-19 SECOND READING REQUEST.PDF
BILL NO 58 MISSOURI AMERICAN WATER 2) P-09-19 APPLICATION.PDF
BILL NO 58 MISSOURI AMERICAN WATER 3) P-09-19 STAFF REPORT.PDF
BILL NO 58 MISSOURI AMERICAN WATER 4) P-09-19 SITE PLAN.PDF
BILL NO 58 MISSOURI AMERICAN WATER 5) P-09-19 CONSTRUCTION DRAWINGS.PDF
BILL NO 58 MISSOURI AMERICAN WATER 6) P-09-19 HEARING.PDF

12.VII. Resolution No. 496

A Resolution approving a contract with Intuition & Logic and authorizing the Mayor/and or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 496 INTUITION LOGIC MERAMEC RIVER TRAIL BRIDGE.PDF
RESOLUTION NO 496 MEMO MODOT LANDINGS - TRAIL CONNECTION 2019.PDF
RESOLUTION NO 496 MERAMEC RIVER TRAIL BRIDGE CONTRACT.PDF
RESOLUTION NO 496 MERAMEC RIVER TRAIL BRIDGE SCOPE OF SERVICES.PDF
RESOLUTION NO 496 MERAMEC RIVER TRAIL BRIDGE TIMELINE.PDF
RESOLUTION NO 496 MERAMEC RIVER TRAIL BRIDGE FEE STRUCTURE.PDF

12.VIII. Resolution No. 497

A Resolution approving a contract with Jokerst, Inc. and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 497 JOKERST INC PAVING CONTRACT.PDF
RESOLUTION NO 497 BID TAB - CAMPUS PARKING LOT IMPROVEMENTS - RECOMMENDATION.PDF
RESOLUTION NO 497 CONTRACT.PDF

12.IX. Resolution No. 498

A Resolution approving a sidewalk improvements agreement with MODOT and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 498 MODOT SIDEWALK IMPROVEMENTS AGREEMENT.PDF](#)
[RESOLUTION NO 498 MODOT BACK UP.PDF](#)

12.X. Resolution No. 499

A Resolution approving an amendment of the 2018 City of Sunset Hills budget

Documents:

[RESOLUTION NO 499 BUDGET AMENDMENTS FY 2018.PDF](#)
[RESOLUTION NO 499 BUDGET ADJUSTMENT BACK UP.PDF](#)

13. APPOINTMENTS

Beth Wahlig - Swim and Dive Advisory Committee - Term expires 04/23/22

Re-appointments -

Roger Kaiser - Planning & Zoning Commission - Term expires 04/23/22

14. ELECT AN ACTING PRESIDENT OF THE BOARD OF ALDERMEN

15. GENERAL DISCUSSION

16. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.3 AND 610.21.1 RSMo TO DISCUSS REAL ESTATE AND LEGAL MATTERS

Documents:

[CLOSED AGENDA APRIL 23 2019.PDF](#)

17. ADJOURNMENT