

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
A G E N D A
AUGUST 14, 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 July 10, 2018 meeting

Documents:

[MINUTES BOA 7 10 18.PDF](#)

4. CONSENT AGENDA

1. Bills to be approved

2. Request by Prestige Pools for a tent sale August 24 through September 2, 2018

3. Request by St. Justin the Martyr for a temporary liquor license for their annual Fall Festival September 28-29

4. Disposal of surplus property

Documents:

[EXPENSE APPROVAL REPORT.PDF](#)

[CONSENT AGENDA PRESTIGE POOL FALL TENT SALE 2018.PDF](#)

[CONSENT AGENDA PRESTIGE POOL TENT SALE REQUEST.PDF](#)

[CONSENT AGENDA ST. JUSTIN SPECIAL EVENT-07272018095530.PDF](#)

[CONSENT AGENDA ST. JUSTIN TEMP LIQUOR LICENSE REQUEST.PDF](#)

[CONSENT AGENDA SURPLUS PROPERTY AUGUST 2018.PDF](#)

5. PUBLIC HEARING

PUBLIC HEARING: The Board will consider a petition for an Amended Conditional Use Permit, submitted by Dr. Abid Nisar, for the expansion and rebranding of an existing hotel at 1580 South Kirkwood Road

PUBLIC HEARING: The Board will consider a petition for an Amended Development Plan, submitted by Edison Real Estate, LLC, for redevelopment of the property at 3720 South Lindbergh Boulevard

PUBLIC HEARING: The Board will consider a petition for a Conditional Use Permit, submitted by Edison Real Estate, LLC, for MVOB Uses (Gas Station with a convenience store, car wash and drive through restaurant) at 3720 South Lindbergh Boulevard

PUBLIC HEARING: The Board will consider a petition for an Amended

Conditional Use Permit, submitted by Syberg's Family Restaurants, for changes to the approve Conditional Use Permit for a new building in excess of 7,500 square feet at 10150 Watson Road

PUBLIC HEARING: The Board will consider a petition for a Text Amendment, submitted by the City of Sunset Hills, to make changes to Appendix B, Section 7.3-3(B) of the City's Code of Ordinances

Documents:

[PUBLIC HEARING BILL NO 14.PDF](#)
[PUBLIC HEARING BILL NO 16.PDF](#)
[PUBLIC HEARING BILL NO 17.PDF](#)
[PUBLIC HEARING BILL NO 18.PDF](#)
[PUBLIC HEARING BILL NO 20.PDF](#)

6. PUBLIC COMMENT

7. OLD BUSINESS

7.1. Bill No. 12

An Ordinance amending the landscaping and screening requirements of the City of Sunset Hills by prohibiting the planting of invasive plants
SECOND READING

Documents:

[BILL NO 12 INVASIVE PLANTS ORD 5 31 18.PDF](#)
[BILL NO 12 1\) P-22-18 APPLICATION.PDF](#)
[BILL NO 12 2\) P-22-18 STAFF REPORT.PDF](#)
[BILL NO 12 3\) P-22-18 SECTION 5 13 EXISTING.PDF](#)
[BILL NO 12 4\) P-22-18 MDC LIST.PDF](#)
[BILL NO 12 5\) P-22-18 PUBLIC HEARING.PDF](#)

8. 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 PD JULY STATISTICS.PDF](#)
[REPORTS PW.PDF](#)
[REPORTS PARKS.PDF](#)
[REPORTS ADMIN.PDF](#)
[REPORTS COURT.PDF](#)

[FINANCE BALANCE SHEETS_AS OF JUL 31, 2018.PDF](#)
[FINANCE COLLECTORS REPORT_JAN TO JUL 2018.PDF](#)
[FINANCE EXPENDITURE REPORT_JAN TO JUL 2018.PDF](#)
[FINANCE TREASURERS REPORT_JAN TO JUL 2018.PDF](#)

9. NEW BUSINESS

9.I. Bill No. 13

An Ordinance providing for the approval of a Subdivision Plat for a lot split of the property at 10229 East Watson 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 13 10229 EAST WATSON LOT SPLIT 8 8 18.PDF](#)
[BILL NO 13 1\) P-15-18 APPLICATION.PDF](#)
[BILL NO 13 2\) P-15-18 STAFF REPORT.PDF](#)
[BILL NO 13 3\) P-15-18 SITE PLAN.PDF](#)
[BILL NO 13 4\) P-15-18 SECOND READING REQUEST.PDF](#)

9.II. Bill No. 14

An Ordinance granting an Amended Conditional Use Permit to Dr. Abid Nisar, dba Nismark LLC for the expansion and rebranding of an existing hotel building at 1580 South Kirkwood Road
FIRST READING

**Petitioner has requested a second reading*

Documents:

[BILL NO 14 NISMARK LLC AMENDED CUP 8 8 18.PDF](#)
[BILL NO 14 1\) P-16-18 APPLICATION.PDF](#)
[BILL NO 14 2\) P-16-18 STAFF REPORT.PDF](#)
[BILL NO 14 3\) P-16-18 SITE PLAN.PDF](#)
[BILL NO 14 4\) P-16-18 PUBLIC HEARING.PDF](#)
[BILL NO 14 5\) P-16-18 SECOND READING REQUEST.PDF](#)

9.III. Bill No. 15

An Ordinance providing for the approval of a Subdivision Plat for a lot consolidation to combine two lots at 9262 Rott Road as provided in Appendix A of the Code of Ordinances of the City of Sunset Hills, Missouri
FIRST READING

**Petitioner has requested a second reading*

Documents:

[BILL NO 15 LOT CONSOLIDATION ROTT ROAD 8 8 18.PDF](#)
[BILL NO 15 1\) P-19-18 APPLICATION.PDF](#)
[BILL NO 15 2\) P-19-18 STAFF REPORT.PDF](#)
[BILL NO 15 3\) P-19-18 SITE PLAN.PDF](#)
[BILL NO 15 4\) P-19-18 SECOND READING REQUEST.PDF](#)

9.IV. Bill No. 16

An Ordinance approving an Amended Development Plan for Edison Real Estate, LLC to allow changes to the Final Development Plan for the property located at 3720 South Lindbergh Boulevard

FIRST READING

Documents:

[BILL NO 16 EDISON REAL ESTATE AMENDED DEV PLAN 8 8 18.PDF](#)
[BILL NO 16 1\) P-20-18 APPLICATION.PDF](#)
[BILL NO 16 2\) P-20-18 STAFF REPORT.PDF](#)
[BILL NO 16 3\) P-20-18 REVISED SITE PLAN.PDF](#)
[BILL NO 16 4\) P-20-18 TRAFFIC STUDY MEMO.PDF](#)
[BILL NO 16 5\) P-20-18 TRAFFIC STUDY.PDF](#)
[BILL NO 16 6\) P-20-18 MODOT TRAFFIC STUDY RESPONSE.PDF](#)
[BILL NO 16 7\) P-20-18 SOUND STUDY.PDF](#)
[BILL NO 16 8\) P-20-18 PUBLIC HEARING.PDF](#)

9.V. Bill No. 17

An Ordinance granting a Conditional Use Permit to Edison Real Estate, LLC for operation of a Development containing motor vehicle oriented businesses, including a gas station with convenience store, car wash and drive through restaurant at 3720 South Lindbergh Boulevard
FIRST READING

Documents:

[BILL NO 17 EDISON REAL ESTATE CUP \(GRANT\) 8 8 18.PDF](#)
[BILL NO 17 1\) P-21-18 APPLICATION.PDF](#)
[BILL NO 17 2\) P-21-18 STAFF REPORT.PDF](#)
[BILL NO 17 3\) P-20-18 REVISED SITE PLAN.PDF](#)
[BILL NO 17 4\) P-21-18 TRAFFIC STUDY MEMO.PDF](#)
[BILL NO 17 5\) P-21-18 TRAFFIC STUDY.PDF](#)
[BILL NO 17 6\) P-21-18 PUBLIC HEARING.PDF](#)

9.VI. Bill No. 18

An Ordinance granting an Amended Conditional Use Permit to Syberg's Watson Property LLC for changes to the approved Conditional Use Permit for the construction of an office building at 10150 Watson Road
FIRST READING

Documents:

[BILL NO 18 SYBERGS WATSON PROPERTY AMENDED CUP.PDF](#)
[BILL NO 18 1\) P-24-18 APPLICATION.PDF](#)
[BILL NO 18 2\) P-24-18 STAFF REPORT.PDF](#)
[BILL NO 18 3\) P-24-18 SITE PLAN.PDF](#)
[BILL NO 18 4\) P-24-18 PETITIONER INFORMATION.PDF](#)
[BILL NO 18 5\) P-24-18 PUBLIC HEARING.PDF](#)

9.VII. Bill No. 19

An Ordinance providing for the approval of a Subdivision Plat for a lot split of the property at 10150 Watson Road as provided in Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri
FIRST READING

Documents:

[BILL NO 19 10150 WATSON LOT SPLIT 8 8 18.PDF](#)
[BILL NO 19 1\) P-25-18 APPLICATION.PDF](#)
[BILL NO 19 2\) P-25-18 STAFF REPORT.PDF](#)

[BILL NO 19 3\) P-25-18 SITE PLAN.PDF](#)

9.VIII. Bill No. 20

An Ordinance amending standards for motor vehicle oriented businesses by requiring reimbursement for a traffic study
FIRST READING

Documents:

[BILL NO 20 TRAFFIC STUDY REIMBURSEMENT 7 11 18.PDF](#)
[BILL NO 20 1\) P-27-18 APPLICATION.PDF](#)
[BILL NO 20 2\) P-27-18 STAFF REPORT.PDF](#)
[BILL NO 20 3\) P-27-18 PUBLIC HEARING.PDF](#)

9.IX. Bill No. 21

An Ordinance prohibiting fixed basketball poles in the rights-of- way
FIRST READING

Documents:

[BILL NO 21 BASKETBALL POLE ORD 7 11 18.PDF](#)

9.X. Bill No. 22

An Ordinance authorizing eminent domain proceedings against certain real property known and numbered as 3751 S. Lindbergh Boulevard
FIRST READING

Documents:

[BILL NO 22 SALADIN EMINENT DOMAIN.PDF](#)
[BILL NO 22 SALADIN LEGAL AND PLATS.PDF](#)

9.XI. Bill No. 23

An Ordinance revising Appendix F, Article IV, Division 1, Section 2.9 of the Code of Ordinances of the City of Sunset Hills regarding Right-of-Way usage fees
FIRST READING

Documents:

[BILL NO 23 ROW USE 8 9 18.PDF](#)

9.XII. Resolution No. 475

A Resolution approving an application to the Municipal Parks Grant Commission

Documents:

[RESOLUTION NO 475 MUNICIPAL PARKS GRANT - WATER SLIDE.PDF](#)
[RESOLUTION 475 MEMO - WATER SLIDE.PDF](#)
[RESOLUTION 475 COST ESTIMATE.PDF](#)
[RESOLUTION 475 RENDERING.PDF](#)

9.XIII. Resolution No. 476

A Resolution approving a contract with Collins and Hermann Infrastructure Solutions and authorizing the Mayor and/or City Administrator to execute the

same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 476 GUARDRAIL REPLACEMENT.PDF](#)
[RESOLUTION 476 BACK UP GUARDRAIL BID.PDF](#)
[RESOLUTION 476 GUARDRAIL BID - PROPOSED LOCATIONS HIGHLIGHTED.PDF](#)

9.XIV. Resolution No. 477

A Resolution approving a project for Friendship Village of South County to be financed by the Industrial Development Authority of the County of St. Louis, Missouri

Documents:

[RESOLUTION NO 477 FRIENDSHIP VILLAGE IDA.PDF](#)
[RESOLUTION 477 MEMO - SUNSET HILLS MISSOURI.PDF](#)

10. APPOINTMENTS

None

Re-appointments:

Katy Forand - Economic Development Committee - Term expiring 7/12/2020

11. GENERAL DISCUSSION

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

Documents:

[CLOSED SESSION AGENDA AUGUST 14 2018.PDF](#)

13. ADJOURNMENT