

**CITY OF SUNSET HILLS
BOARD OF ALDERMEN
A G E N D A
OCTOBER 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 September 11, 2018 regular and closed session meeting

Documents:

[MINUTES BOA 9 11 18.PDF](#)

4. EMPLOYEE RECOGNITION
Rebecca Ellis Communications Officer- 10 years of service
5. CONSENT AGENDA
 - a) Bills to be approved
 - b) Request by Martin Luther Lutheran Church for Fall Event on November 3, 2018
 - c) Request by Faith Church for annual Fall Family Bash on October 31, 2018
 - d) Surplus property disposal

Documents:

[CONSENT AGENDA EXPENSE APPROVAL REPORT.PDF](#)
[CONSENT AGENDA SPECIAL EVENT MARTIN LUTHER-10012018091213.PDF](#)
[CONSENT AGENDA FAITH CHURCH FALL FAMILY BASH.PDF](#)
[CONSENT AGENDA FAITH CHURCH MAP.PDF](#)
[CONSENT AGENDA SURPLUS PROPERTY SEPTEMBER 2018.PDF](#)

6. PUBLIC HEARING
PUBLIC HEARING: The Board will consider a petition for a Text amendment, to make changes to Appendix B Zoning Regulations, Section 4.10-7, PD-RC Planned Development-Residential/Cluster Homes and 4.10-15 Common open space requirements for PD-R, PD-RC and PD-MXD developments
****Petitioner has requested this be postponed to the November 13, 2018 meeting***

- PUBLIC HEARING:** The Board will consider a petition for Change of Zoning, from R-2 Single Family Residential- 20,000 square foot minimum lot size to PD-RC Planned Development-Residential/Cluster Homes for the properties at 4055 South Lindbergh Boulevard, 9312 Lincoln Drive and 9255 Robyn Road
****Petitioner has requested this be postponed to the November 13, 2018 meeting***

PUBLIC HEARING: The Board will consider an application for a Preliminary Development Plan for a new detached villa development for the properties at 4055 South Lindbergh Boulevard, 9312 Lincoln Drive and 9255 Robyn Road
****Petitioner has requested this be postponed to the November 13, 2018 meeting***

PUBLIC HEARING: The Board will consider a petition for an Amended Development Plan, submitted by John Armengol Jr, for the banquet center at 13366 West Watson Road

Documents:

[PUBLIC HEARING BILL NO 27 P-30-18.PDF](#)
[PUBLIC HEARING BILL NO 28 P-31-18.PDF](#)
[PUBLIC HEARING BILL NO 29 P- 32-18.PDF](#)
[PUBLIC HEARING BILL NO 30 P-34-18.PDF](#)

7. PUBLIC COMMENT

8. OLD BUSINESS

8.I. 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
SECOND 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](#)
[2018-08-14 SUNSET HILLS TIDALWAVE PRESENTATION.PDF](#)
[SUNSET HILLS - COMPREHENSIVE PLAN - FINAL.PDF](#)
[SUNSET HILLS - LINDBERGH PLANNING STUDY REPORT.PDF](#)

8.II. 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
SECOND READING

Documents:

[BILL NO 17 EDISON REAL ESTATE CUP.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](#)

[2018-08-14 SUNSET HILLS TIDALWAVE PRESENTATION.PDF](#)
[SUNSET HILLS - COMPREHENSIVE PLAN - FINAL.PDF](#)
[SUNSET HILLS - LINDBERGH PLANNING STUDY REPORT.PDF](#)

8.III. Bill No. 24

An Ordinance providing for the approval of a Subdivision Plat for Kennerly Grove 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 24 KENNERLY GROVE MINOR SUB.PDF](#)
[BILL NO 24 1\) P-23-18 APPLICATION.PDF](#)
[BILL NO 24 2\) P-23-18 STAFF REPORT.PDF](#)
[BILL NO 24 3\) P-23-18 SITE PLAN.PDF](#)
[BILL NO 24 KENNERLY 2ND READING REQUEST LETTER.PDF](#)

8.IV. Bill No. 25

An Ordinance approving an Amended Development Plan for Jubilee Church to allow a Church in the final Development Plan for the property located at 10801 Sunset Office Drive
SECOND READING

Documents:

[BILL NO 25 JUBILEE CHURCH AMENDED DEV PLAN.PDF](#)
[BILL NO 25 1\) P-26-18 APPLICATION.PDF](#)
[BILL NO 25 2\) P-26-18 STAFF REPORT.PDF](#)
[BILL NO 25 3\) P-26-18 SITE PLAN.PDF](#)
[BILL NO 25 4\) P-26-18 PETITIONER INFORMATION.PDF](#)
[BILL NO 25 5\) P-26-18 PUBLIC HEARING.PDF](#)

9. 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.PDF](#)
[REPORTS PW.PDF](#)
[REPORTS PARKS OCT -2018.PDF](#)
[REPORTS ADMIN.PDF](#)
[REPORTS COLLECTORS REPORT AS OF SEP 30 2018.PDF](#)

REPORTS TREASURERS REPORT AS OF SEP 30 2018.PDF
REPORTS EXPENDITURE REPORT AS OF SEP 30 2018.PDF
REPORTS BALANCE SHEETS AS OF SEP 30 2018.PDF
REPORTS COURT.PDF

10. NEW BUSINESS

10.I. Bill No. 27

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
***Petitioner has requested this be postponed to the November 13, 2018 meeting**

Documents:

BILL NO 27 FISCHER FICHTEL TEXT AMENDMENT ORD 10 2 18.PDF
BILL NO 27 1) P-30-18 APPLICATION.PDF
BILL NO 27 2) P-30-18 UPDATED STAFF REPORT.PDF
BILL NO 27 3) P-30-18 PUBLIC HEARING.PDF

10.II. Bill No. 28

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
***Petitioner has requested this be postponed to the November 13, 2018 meeting**

Documents:

BILL NO 28 FISCHER FRICHTEL ZONING CHANGE 10 2 18.PDF
BILL NO 28 1) P-31-18 APPLICATION.PDF
BILL NO 28 2) P-31-18 UPDATED STAFF REPORT.PDF
BILL NO 28 3) P-31-18 PETITIONER INFORMATION.PDF
BILL NO 28 4) P-31-18 PUBLIC HEARING.PDF

10.III. Bill No. 29

An Ordinance approving the Preliminary Development Plan for the properties at 4055 South Lindbergh Boulevard, 9312 Lincoln Drive and 9255 Robyn Road
***Petitioner has requested this be postponed to the November 13, 2018 meeting**

Documents:

BILL NO 29 FISCHER FRICHTEL PRELIMINARY DEVELOPMENT PLAN ORD.PDF
BILL NO 29 1) P-32-18 APPLICATION.PDF
BILL NO 29 2) P-32-18 UPDATED STAFF REPORT.PDF
BILL NO 29 3) P-32-18 AMENDED DEVELOPMENT PLAN.PDF
BILL NO 29 4) P-32-18 RENDERINGS.PDF
BILL NO 29 5) P-32-18 REVISED LANDSCAPE PLAN (COLOR).PDF
BILL NO 29 6) P- 32-18 PUBLIC HEARING.PDF

10.IV. Bill No. 30

An Ordinance approving an Amended Development Plan for Andre's Banquets and Catering to continue the operation of a banquet center, to

make cosmetic changes to the existing structures and add a gazebo in the Final Development Plan for the property located at 13360 West Watson Road
FIRST READING

Documents:

[BILL NO 30 ANDRES BANQUET AMENDED DEV PLAN ORDINANCE 10 2 18.PDF](#)
[BILL NO 30 1\) P-34-18 APPLICATION.PDF](#)
[BILL NO 30 2\) P-34-18 UPDATED STAFF REPORT.PDF](#)
[BILL NO 30 3\) P-34-18 AMENDED DEVELOPMENT PLAN.PDF](#)
[BILL NO 30 4\) P-34-18 PUBLIC HEARING.PDF](#)

10.V. Resolution No 481

A Resolution approving a contract with LB-UBS 2006-C7 South Lindbergh, LLC and authorizing the Mayor and/or City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

[RESOLUTION NO 481 LINDBERGH SIDEWALK EASEMENT ACQUISITION 2.PDF](#)
[RESOLUTION NO 481 3850-3890 S LINDBERGH BLVD.PDF](#)
[RESOLUTION NO 481 DISBURSEMENT REQUESTS - PARCEL 5 AND 6-7.PDF](#)

11. APPOINTMENTS

None

Re-appointments:

12. GENERAL DISCUSSION

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

Documents:

[CLOSED AGENDA BOA MEETING OCTOBER 9 2018.PDF](#)

14. ADJOURNMENT