

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI

HELD ON WEDNESDAY, MAY 6, 2020

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met by Zoom meeting on Wednesday, May 6, 2020. The meeting convened at 4:00 P.M.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

ROLL CALL

Present:	Terry Beiter	-Chairman
	Roger Kaiser	-Member
	Mike Svoboda	-Member
	Steve Young	-Member
	Michael Hopfinger	-Member
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
	Lynn Sprick	-City Planner

Absent:	Rich Gau	-Member
	Brian VanCardo	-Member
	Todd Powers	-Member
	Frank Pellegrini	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the March 4, 2020 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Young made a motion to approve the minutes as submitted. Mr. Svoboda seconded the motion, and it was unanimously approved.

NEW BUSINESS:

P-03-20 Petition for a Boundary Adjustment, submitted by Sunset Holdings, LLC to adjust seven (7) existing lots to two (2) lots at 10275 Watson Road.

Ms. Sprick stated that the boundary adjustment reconfigures seven existing properties into two lots. Currently, there are two businesses on the property. In 1981, the boundary adjustment was approved, but the plat was never recorded and it expired. Saint Louis County combines lots for tax purposes, but underlying lots exist until a new plat is recorded. There is no new development proposed, the petitioner would like to sell one of the business on the lot. There are many non-conformities, but a boundary adjustment would resolve all of them. The proposed property lines meet required setbacks. The cross access easement needs to include the area marked in yellow and labelled exhibit one.

William Aschinger, property owner, was present and stated the building is being sold. The tenant has left and they would like to sell the building. More people would prefer to buy the building rather than rent it. Separating the lot would allow them to sell it.

Mr. Jones asked if the cross access easement would be added to the boundary adjustment plat or if it would be a separate document.

Mr. Aschinger stated he is willing to do whatever needs to be done.

Mr. Young made a motion that P-03-20 Petition for a Boundary Adjustment, submitted by Sunset Holdings, LLC to adjust seven (7) existing lots to two (2) lots at 10275 Watson Road be approved with the conditions that the plat is recorded with St. Louis County Recorder of Deeds office, with two paper copies being returned to the City within 60 days of approval and that the "proposed 15 foot west parking and maintenance easement" be revised to include the drive aisle and middle entrance. Mr. Svoboda seconded the motion, and it was unanimously approved.

OTHER MATTERS DEEMED APPROPRIATE

ADJOURNMENT

Mr. Young made a motion to adjourn the meeting at 4:20 P.M. Mr. Hopfinger seconded the motion, and it was unanimously approved.

Recording Secretary


Paige Gruber