

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, JANUARY 6, 2016

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met in regular session in the Robert C. Jones Chambers of City Hall, 3939 S. Lindbergh Blvd., in said City on Wednesday, January 6, 2016. The meeting convened at 7:00 p.m.

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

ROLL CALL

Present:	Pat Otto	-Chairman
	Terry Beiter	-Member
	Dan Werner	-Member
	Joseph Niemeyer	-Member
	Al Koller	-Member
	Thomas Ortmann	-Member-arrived at 7:05pm,
	Thomas Lynch	-Member
	Steve Young	-Member
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
Absent:	Bill Hopfinger	-Member
	Roger Kaiser	-Member

APPROVAL OF THE MINUTES

Mrs. Otto explained that the minutes from the December 2, 2015 meeting have not been distributed for review. They will be distributed at the February 3, 2016 meeting.

New Business

P-01-16 Petition for an Amended Conditional Use Permit submitted by Southview School for classroom and parking lot renovations/additions to the existing school at 11660 Eddie & Park Road.

Mr. Steve Quigley with Clayton Engineering was present. The Special School District is proposing a 6-classroom addition to the back of the school, a new parking lot on the south side of that addition and renovations to the existing parking lot. The existing tennis courts will be removed to create a dual lane drive and improve bus circulation. The School does not want the practice field to be disturbed as it is widely used by the community. Taking that into consideration, along with the fact that the students are special needs and require a single story facility, the proposed location makes the most sense for the addition. Landscaping has been increased to meet the City's requirements, with the exception of landscape islands in the rear parking lot. More than 1 acre will be disturbed so the project will be required to meet the new MSD requirements. As a result, a rain garden will be installed and pervious concrete will be used in portions of the parking lot. Another requirement that will not be met is the sight proof fence requirement along the residentially zoned property to the west. The School property sits higher than the adjoining residential property. It becomes a safety and maintenance issue for the School. Sight proof fence is proposed to be installed at the ends of the drive lanes in the parking areas, to block headlights from shining onto the residential properties.

Mr. Koller asked why the School would be exempt from the sight proof fence requirement.

Mr. Baker stated that school districts are not required to follow City Ordinances. The School has met as many of the City's requirements as possible and Mr. Quigley is justifying why the other requirements cannot be met.

Mr. Koller pointed out that the 150-foot setback cannot be met.

Mr. Baker explained that the property to the south is Claire Gempp Park and should not be greatly impacted. It is residentially zoned but is not residentially used. The addition will be 89 feet from that property line.

Mr. Lynch asked about the number of parking spaces.

Mr. Quigley said there would be 170 parking spaces.

Mr. Koller said this addition will double the size of the school.

Mr. Quigley said the addition would total approximately 14,000 square feet. The student population will not increase. The existing students require large amounts of care and need the additional space for that care. Remodeling will also take place inside the existing school.

Mr. Werner said there are 9 classrooms shown, not 6 as Mr. Quigley stated.

Mr. Quigley agreed. He pointed out the color floor plan in the packet that reflected the existing classrooms that will be remodeled and the proposed addition.

Mr. Lynch asked if the School is doing away with the existing maintenance garage, storage sheds and hothouse.

Mr. Quigley answered yes; they will be part of the remodel.

Mr. Lynch asked if the entire parking lot would be pervious concrete.

Mr. Quigley said no. It is used in only a portion of the parking lot.

Mr. Young commented that he thinks the plan looks great and appreciates the School District working with the City.

There was no public comment on P-01-16.

Mr. Lynch made a motion that P-01-16 for an Amended Conditional Use Permit submitted by Southview School for classroom and parking lot renovations/additions to the existing school at 11660 Eddie & Park Road be recommended to the Board of Aldermen for approval. Mr. Niemeyer seconded the motion and it was unanimously approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

P-20-14 Update on the Comprehensive Plan

Chapter 7: Transportation & Mobility Plan

Page 98 — Mrs. Otto: Old Gravois is a City road and should be shown as such on the map. Sappington Road is a County road and should be shown as such.

Page 101 — Mr. Beiter said the map reflects existing conditions, it is not a plan. It should be titled "Existing Transportation and Mobility Network" or something similar. He asked if Houseal Lavigne was using Hansen Engineering to perform any analysis.

Mr. Baker said that Hansen Engineering had been in contact with him and asked several questions about the City.

Mr. Beiter brought up fatalities that have occurred recently at the intersection of West Watson Road and Gravois Road. He feels as though it is the City's responsibility to consider what can be done to improve safety at that intersection. Even though Gravois Road is a State road, the City should pressure MoDOT to do something at that intersection.

Mr. Niemeyer agreed and has been discussing the situation with an attorney about contacting State Representatives to explain the necessity of a stop light at the intersection.

Mrs. Otto said that when a fatality occurred at Gravois Road and Rahning Road, the City petitioned the State about the installation of a stop light at the intersection. She asked if the same is being done at Gravois Road and West Watson Road.

Mr. Baker explained that MoDOT is in the process of gathering information and when that is complete, they will discuss options with the City.

Page 100 — Mr. Young said Gravois Road and West Watson should be added to safety.

Page 102 — Mr. Beiter said sidewalks are discussed. Crosswalk safety should be added and considered when funding is available.

Chapter 8: Parks, Open Space & Environmental Features

Page 110 — Mr. Beiter said the map reflects existing conditions, it is not a plan. It should be titled "Existing Parks, Open Space & Recreation Map" or something similar.

Page 110 — Mr. Lynch stated Sunset Lakes Golf Course is now known as Sunset Hills Golf Course throughout the document.

Page 110 — Mr. Koller said Laumeier Park is misspelled.

Chapter 9: Community Facilities

Page 119 — Mr. Beiter said the map reflects existing conditions, it is not a plan. It should be titled "Community Facilities Map" or something similar.

Page 119 — Mr. Werner said the Mehlville Engine House #3 no longer exists.

Chapter 1: Introduction

Mr. Beiter - Add comparisons to surrounding communities (Kirkwood, Crestwood, Fenton & St Louis County) somewhere in the document.

Chapter 2: Community Profile

Page 11 – Mrs. Otto said the Nolan property should be depicted as undeveloped, not light industrial.

Page 11 – Mr. Lynch said Sunset Lakes Golf Center should be changed to Sunset Hills Golf Course.

Page 22 — Thomas Lynch said Chairman Otto had asked for more information about housing type and tenure. She had asked about rental versus owner occupied

property in the City. She complimented Mr. Frank Hardy's report and thanked him for the information regarding properties on Deane Court.

Page 12 - Chairman Otto said that she would like a gateway entrance to the City, especially at Lindbergh Blvd. and I-44. She also is concerned about overbuilding the City with too much office space.

Chapter 3: Community Outreach

Page 37 — Mr. Lynch said the center column, third line from the bottom should read, "coordinate with Crestwood on the redevelopment of Watson Road", not "West Watson Road".

Page 37 – Mr. Beiter said Johnny's Market is not in the City, therefore, the top bullet point should be removed.

Page 45 — Mr. Lynch asked why Tapawingo Subdivision is considered a community asset. Mr. Jones stated that it might be taken from public comment. Mr. Baker said the golf course could be considered a community asset.

Chapter 4: Vision, Goals & Objectives

Page 49 - Mrs. Otto said I-44 and Sappington Road should read "I-270 and Sappington Road".

Chapter 5: Land Use, Development & Annexation Plan

Mr. Beiter said there needs to be a future land use map somewhere in the document.

Mr. Jones said it is very typical to have a future land use map as part of a comprehensive plan and one should be included.

Mrs. Otto asked if there was a consensus and the commission Members answered yes.

Chapter 6: Subarea Plans

Page 81 — Mrs. Otto said the word "Old" needs to be removed from West and East Watson Road.

Page 81 — Mrs. Otto stated the first bullet point, which refers to Court Drive, is to be removed. Mr. Beiter said it is similar to the Watson/Lindbergh opportunity site, described on page 85. He believes that both opportunity sites should remain residential. He said that the plan states that the area is overbuilt with commercial properties and why should the City add to the problem. Mr. Koller agreed and said the residents have

spoken and want the City to remain residential. Mrs. Otto clarified that on page 81, the first bullet point should be removed.

Page 85 — There was discussion that numbers 2 and 3 should be removed. Number 4 should be number 2. Mrs. Otto asked for a vote. Mr. Beiter motioned that number 2 and 3 on page 85 should be eliminated. Mr. Lynch said number 1 should be eliminated as well because it is under construction. Mr. Beiter withdrew his motion.

Mr. Niemeyer motioned that Court Drive remain residential and number 1 on page 85 be eliminated. Mr. Beiter seconded the motion, and it was unanimously approved.

Page 85 — Mrs. Otto asked if there was a consensus that numbers 2 and 3 be deleted. The Commission Members answered yes.

Page 81 — Mrs. Otto asked if there was a consensus that number 1 be deleted. The Commission Members answered yes.

Page 78 — Mr. Lynch said "tornado site" should be removed from commercial designation.

Page 85 — Mrs. Otto asked if any Commissioners have visited the properties on Deane Court. Per Mr. Hardy's report, a majority of these homes are owner occupied. She asked if number 4 should be considered a future commercial opportunity site. Mr. Beiter asked if there have been any developers asking about obtaining greater depth for properties along Watson Road. Mr. Baker answered no, but there are not many opportunity sites in the City. Mrs. Moore said in 2008 the depth requirement changed to allow variances for shallow properties on Watson Road. Mr. Jones explained that the Comprehensive Plan is only a guide for future development, not a rezoning or a promise that the property will be commercially zoned in the future. Mr. Niemeyer asked if the Comprehensive Plan is discussed when staff is meeting with potential developers. Mr. Baker said potential developers are concerned with the history of properties and potential for vacant properties but do sometimes ask about the Comprehensive Plan. Mrs. Otto said this area should remain residential. Mr. Baker explained that if, in the future, a developer proposes to obtain some of the residential property on Deane Court to add to a commercial development, that a rezoning application would come before the Planning and Zoning Commission and Board of Aldermen. Mr. Ortmann said that if the opportunity site is removed from the document, it is eliminating the possibility of a developer being able to use the properties on Deane Court for a commercial development.

Mr. Lynch made a motion to delete number 4 from the document. Mr. Werner seconded the motion and there was a roll call vote

Roll call vote:

Chairman Otto	aye
Terry Beiter	aye

Dan Werner	aye
Thomas Ortmann	aye
Joe Niemeyer	aye
Steve Young	nay
Al Koller	aye
Thomas Lynch	aye

With there being 7 aye votes and 1 nay vote, the motion passed.

Page 91 — Mr. Beiter said the first paragraph should read “Gravois Road & Lindbergh Blvd”.

Page 89 — Mr. Lynch said in the paragraph below the first three bullet points, change "western quadrant" to “eastern quadrant”. In addition, in the third bullet point, why would access be encouraged off Sunlind? Remove Sunlind Drive. There was a consensus.

Page 92 — Mrs. Otto said there is currently commercial development on three corners at the intersection of Gravois Road and I-270. It is proposed to depict the commuter parking lot as a potential opportunity site.

Mr. Koller said it is a very congested intersection.

Mr. Niemeyer said any type of motor vehicle oriented business would be difficult to accept.

Mr. Young asked why eliminate the possibility of a great idea coming to fruition.

Mrs. Otto asked if there was a consensus to keep the opportunity site.

Mr. Young made a motion to leave the opportunity site at the intersection of Gravois Road and I-270 as an opportunity site.

Mr. Beiter seconded the motion and there was a roll call vote.

Roll call vote:

Chairman Otto	nay
Terry Beiter	aye
Dan Werner	aye
Thomas Ortmann	aye
Joe Niemeyer	aye
Steve Young	aye
Al Koller	aye
Thomas Lynch	aye

With there being 7 aye votes and 1 nay vote, the motion passed.

Mrs. Otto said the entire document has been addressed.

Mr. Beiter asked for an implementation strategy in the plan including possible funding sources and possible development incentives.

Mrs. Otto confirmed that Mr. Beiter is requesting a future land use map and implementation strategy be added to the document.

Mr. Beiter is also asking for the table of contents to include page numbers and a maps/tables index.

Mr. Beiter asked who would present the plan at the public hearing. He feels that Houseal Lavigne should present the revised plan, after the Commission changes have been made.

Mr. Baker said he would communicate the Commission's changes to Houseal Lavigne and ask them for a timeline.

Mrs. Otto asked for changes to be made by February so the Commission can review the changes. It also needs to be added to the web site. There should be a public hearing, separate from the regular Planning and Zoning Commission meeting for the Comprehensive Plan in March. She asked what the next step, after the public hearing, should be.

Mr. Beiter said the public hearing comments and proposed changes should be discussed among the Commission and either accepted or declined.

ADJOURNMENT

Mr. Niemeyer made a motion to adjourn the meeting at 9:00pm. Mr. Lynch seconded the motion and it was unanimously approved.

Recording Secretary,

Lynn Sprick