

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, JUNE 1, 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, June 1, 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:

Patricia Otto	-Chairman
Dan Werner	-Member
Thomas Ortmann	-Member
Joseph Niemeyer	-Member
Thomas Lynch	-Member
Steve Young	-Member
Bill Hopfinger	-Member
Roger Kaiser	-Member
Bryson Baker	-City Engineer
Robert E. Jones	-City Attorney

Absent:	Terry Beiter	-Member
	Al Koller	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the May 4, 2016 Planning and Zoning Commission meeting were distributed to the members for their review. Mrs. Otto noted on page four, in paragraph four the word pandering was spelled wrong and billing should replace building in the following paragraph. Mr. Niemeyer made a motion to approve the minutes as amended. Mr. Young seconded the motion, and it was unanimously approved.

NEW BUSINESS

P-24-15 Extension of approval of Preliminary Subdivision Plat, submitted by Tim Baker of Cole & Associates for the property at 12551 W. Watson Road. (aka Cozey Cove Subdivision)

Jeff Simpher of 12551 W. Watson was present and stated he would like a 90 day extension. All of the utilities have signed off except Missouri American Water, due to a 16 inch water main being in the same location as the proposed road. No easement has been produced and the attorneys are discussing it.

Mr. Ortmann asked if he called dig rite.

Mr. Simpher answered yes, they did not mark the 16 inch main.

Mr. Hopfinger made a motion that Petition P-24-15 Extension of approval of Preliminary Subdivision Plat, submitted by Tim Baker of Cole & Associates for the property at 12551 W. Watson Road (aka Cozey Cove Subdivision) be extended for 120 days. Mr. Lynch seconded the motion and it was unanimously approved.

P-16-16 Petition for a Lot Consolidation submitted by Mike Whalen of Whalen Custom Homes to combine twelve (12) lots (lots 8-13 and 32-37 of Meacham Park) for the construction of a new residence at 421 Spears, 415 Spears and 424 Handy.

Mike Whalen, President of Whalen Custom Homes was present and requested a lot consolidation for the construction of a single family residence with a detached, three car garage. The final lot will be approximately 150 feet wide by 200 feet deep.

Mr. Lynch made a motion that Petition P-16-16 Petition for a Lot Consolidation submitted by Mike Whalen of Whalen Custom Homes to combine twelve (12) lots (lots 8-13 and 32-37 of Meacham Park) for the construction of a new residence at 421 Spears, 415 Spears and 424 Handy be recommended to the Board of Alderman for approval. Mr. Young seconded the motion and it was unanimously approved.

P-17-16 Petition for a Final Development Plan submitted by Don Jacobsmeyer to redevelop the site at 10300 Watson Road (also known as The Color Art Building)

John King of Lathrop and Gage was present and represents Dave Marlo and Don Jacobsmeyer. The one change that was made since the last time the Commission saw this petition was the entrance that required pulling in the side of the building and coming out the back. Now it is required to back up to the building into recessed areas. Vehicles will not be able to exit the rear of the building.

Mr. Lynch asked if there would be three overhead doors.

Mr. King answered yes.

Mr. Baker stated all activity will take place in front of building.

Mrs. Otto asked if a sprinkler system was required.

Mr. Baker answered no because of the type of use of the building.

Mr. Ortmann asked why it was voted down by the Board of Alderman.

Mr. Baker stated it was rejected because there were four positive votes to three negatives. Five positive votes were required. He stated that a couple of the Alderman were against the use of the project from the beginning.

Mr. Niemeyer asked how many Alderman were at the meeting.

Mr. Baker answered there were seven and the only change to the petition now is that the entrance and exit are both at the front.

Mr. Niemeyer asked if the change was discussed at the Board of Alderman meeting.

Mr. King did not know.

Suzanne Larkin of 10261 Julius Northway was present. She stated this project would bring life back to the building and storage space was a good use for it. She prefers that an existing building be used instead of having a vacant building or demolition and construction on the site. Mr. Jacobsmeyer addressed all concerns including non-invasive lighting and a privacy fence. The developer, neighbors, and both Alderman are in favor and all on the same page with this plan.

Mr. Niemeyer made a motion that Petition P-17-16 Petition for a Final Development Plan submitted by Don Jacobsmeyer to redevelop the site at 10300 Watson Road (also known as The Color Art Building) be recommended to the Board of Alderman for approval. Mr. Hopfinger seconded the motion and it was unanimously approved.

Mrs. Otto stated it is refreshing that the developer spoke with the neighbors and the Board of Alderman.

P-18-16 Petition for an Amended Development Plan submitted by Sunbelt Rentals for the installation of above ground fuel tanks at 13084 Gravois Road.

Kent Nurnberger, Civil Engineer with Grimes Consulting was present to represent Sunbelt Rentals.

Mrs. Otto asked if the tanks are secured.

Mr. Nurnberger answered no, they are gravity tanks.

Mrs. Otto asked if the property is in a flood plain.

Mr. Nurnberger stated there are bollards around the tank to protect it, but the tanks could be secured down.

Mrs. Ortmann asked if it is it elevated.

Mr. Nurnberger stated it is on a concrete pad, but they can put in some type of saddle so they won't float.

Mr. Baker stated they are willing to look at options.

Mr. Niemeyer asked what their capacity is.

Mr. Nurnberger stated 1000 gallons for off road diesel and 550 gallons for gasoline.

Mr. Hopfinger asked if they can approve the amendment with the stipulation that they are somehow secured.

Mr. Jones answered yes that can be done.

Mr. Hopfinger made a motion that Petition P-18-16 Petition for an Amended Development Plan submitted by Sunbelt Rentals for the installation of above ground fuel tanks at 13084 Gravois Road be recommended to the Board of Alderman for approval with the stipulation that they are secured to the satisfaction of the city engineer in the event of a flood to prevent floating. Mr. Lynch seconded the motion and it was unanimously approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

Mrs. Otto stated in the Comprehensive Plan, one typographical error was discovered. Old Gravois was referenced as Gold Gravois.

ADJOURNMENT

Mr. Niemeyer made a motion to adjourn the meeting at 7: 30 p.m. Mr. Hopfinger seconded the motion, and it was unanimously approved.

Recording Secretary,



Sarina Cape