

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, JULY 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, July 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:

Patricia Otto	-Chairman
Thomas Ortmann	-Member
Thomas Lynch	-Member
Bill Hopfinger	-Member
Roger Kaiser	-Member
Terry Beiter	-Member
Al Koller	-Member
Bryson Baker	-City Engineer
Ed Sluys	-City Attorney

Absent:

Joseph Niemeyer	-Member
Steve Young	-Member
Dan Werner	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the June 1, 2016 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Ortmann made a motion to approve the minutes as submitted Mr. Beiter seconded the motion, and they were unanimously approved.

NEW BUSINESS

P-19-16 Amended Development Plan submitted by Michael Ax of Fred Weber Reinforced Concrete Products to allow the demolition of an existing structure and placement of a temporary office space at 12950 Gravois Road.

Michael Ax with Fred Weber Reinforced Concrete Products was present. He stated their plan is to bring back to life a current and independent concrete pipe plant. Weber purchased

BECO Concrete Products in 2015 and they are now in the process of discontinuing operations at the BECO plant to relocate to the Gravois plant. The previous office was the farmhouse on the property, which sustained a great deal of water in the December flood. The house is not worth the cost of refurbishing. The company proposes to demolish the farm house and they are asking for a temporary structure to house the sales force for approximately five years.

Mrs. Otto asked if the modular would be removable during a flood.

Mr. Ax stated it depends on what restrictions St. Louis County will place upon them.

Mrs. Otto asked Mr. Baker if the site is above the 100 year flood plain.

Mr. Baker replied yes.

Mr. Koller asked where the structure is located.

Mr. Ax pointed out it is to the very front of the property.

Mr. Koller asked if the big building is the factory.

Mr. Ax replied yes.

Mr. Lynch asked if the two stone buildings along Gravois are on the property.

Mr. Ax stated they are not on the property.

Mr. Lynch asked if they are leasing the temporary structure.

Mr. Ax answered yes.

Mr. Beiter asked how many employees they will have there.

Mr. Ax answered there are seven.

Mr. Baker asked if Mr. Ax could explain what the plan is for this office in the future.

Mr. Ax stated the temporary structure is planned for 5 years. In the long term, a permanent structure would be put where the farmhouse is.

Mr. Lynch asked if there are any ordinances pertaining to temporary structures.

Mr. Baker stated there is nothing in the code; it is up to the Board of Aldermen to make that determination.

Mr. Lynch asked if there are no restrictions, why they have to ask for a certain time frame.

Mr. Baker explains the City would like a time frame, since it is a development plan. Restrictions can be put on it because a temporary structure is not ideal to be kept long-term.

Mr. Kaiser asked what the plans were for sidewalks.

Mr. Ax stated the frontage is all asphalt. He is concerned about placing a sidewalk over an area that cars and trucks will be driving.

Mr. Baker stated there are exceptions for the City's sidewalk ordinance in cases like these. Sidewalks are not required across an entrance. The City can either require them to escrow the cost of sidewalks across the front or waive the sidewalk requirement.

Mrs. Otto stated there is no great need for a sidewalk, since there is one on the north side. She asked how much it would cost.

Mr. Ax replied approximately \$3500.

Mrs. Otto asked who holds the escrow.

Mr. Baker replied the City would keep the escrow for use in future sidewalk projects.

Mr. Ortmann asked if the building would be handicap accessible.

Mr. Ax replied there are ADA accessible ramps.

Mr. Hopfinger made a motion that P-19-16 Petition for an Amended Development Plan submitted by Michael Ax of Fred Weber Reinforced Concrete Products to allow the demolition of an existing structure and placement of a temporary office space at 12950 Gravois Road be recommended to the Board of Alderman for approval with the conditions that the sidewalk escrow be waived and the building must be replaced with a permanent structure in 5 years. Mr. Lynch seconded the motion and it was unanimously approved.

P-20-16 Boundary Adjustment submitted by Thomas Batsch to reconfigure the lots at 12852 Maurer Industrial Drive (Tract A and B)

Thomas Batsch was present and stated the boundary adjustment is to accommodate a Circle K gas station.

Mrs. Otto asked if the entrance would be moved closer to Sunset Plantland.

Mr. Batsch answered it would be moved about 150 feet west of its current location. He also has an agreement with Circle K to use their entrance.

Mr. Koller asked if the existing entrance will remain.

Mr. Batsch replied no.

Mr. Baker stated it is currently two tracts. The purpose is to adjust boundary lines so Circle K can meet the required setbacks.

Mrs. Otto asked Mr. Baker if MoDOT has a wide right of way.

Mr. Baker replied yes, but they are not allowed to use MoDOT's right of way unless they get permission for landscaping or a berm. Otherwise, everything will be on their property.

Mr. Hopfinger made a motion that P-20-16 Petition for a Boundary Adjustment submitted by Thomas Batsch to reconfigure the lots at 12852 Maurer Industrial Drive (Tract A and B) be approved. Mr. Beiter seconded the motion and it was unanimously approved.

P-21-16 Petition for an Amended Development Plan submitted by Patrick Bennett for the construction of a gas station and convenience store on “Tract A” of 12852 Maurer Industrial Drive. THIS APPLICATION WAS POSTPONED BY THE APPLICANT

ANY OTHER MATTERS DEEMED APPROPRIATE

Eric Thias was present and requesting to know more about **P-15-16**, a petition for a Lot Split submitted by Nancy Thias to divide the property at 13 Roosevelt Drive into 2 parcels for the construction of two new residences.

Mr. Baker stated the petition will be on the Board of Aldermen agenda for the meeting on July 12, 2016 for it's second reading and final vote.

Mrs. Otto requested to speak about the process the comprehensive plan went through and how the revision of the zoning regulations could be done more efficiently. She asked where the zoning regulations revision process was currently at.

Mr. Baker replied the request is still being prepared and it may be finalized in the next month. He is hoping it will be sent out by the end of August.

Mr. Beiter stated, in regards to the request for qualifications, various firms will be submitting their qualifications. There is a difference in opinion on the magnitude of what needs to be done. Certain elements don't need to be rewritten; they just need to be examined. The consulting firms should look at the document and review it to see if it needs that level of attention.

Mr. Baker stated part of the scope will be to read our document and suggest what they think we should do. It will be made closer to National standards for cities of Sunset Hills' size.

Mrs. Otto stated she was concerned about how hard it was to communicate with the planners for the Comprehensive Plan because of the distance. She stated it would be wise to find someone local to go over the zoning regulations. She stated that this will be an ordinance, so the Board of Aldermen would have a bigger role than with the Comprehensive Plan.

Mr. Baker stated the Planning and Zoning Commission will review each version and make comments. The Board of Aldermen will make the final decision.

Mr. Beiter stated the Commission will be the advisory to the Board of Aldermen.

Mrs. Otto asked if the Board of Adjustment would be involved.

Mr. Baker stated it may be a good idea to make them aware of what is taking place, since they deal with signs and setbacks.

Mr. Beiter suggested a workshop with Planning and Zoning, Board of Adjustment, and the Board of Aldermen.

Mr. Baker stated there will not be the large public meetings like with the Comprehensive Plan, but there will be more eyes on the project.

Mr. Beiter stated he wants to see the work in progress.

Mrs. Otto asked if instead of receiving a whole document Mr. Beiter would rather receive pieces.

Mr. Beiter replied yes and stated he would like a firm to revise the zoning regulations that are highly educated in zoning ordinances.

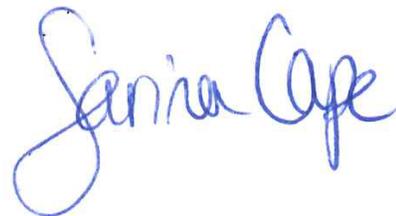
Mr. Lynch asked if the ordinance review was required in conjunction with the Comprehensive Plan.

Mr. Baker stated the revision has been brought up in the past due to a lot of conflicting sections.

ADJOURNMENT

Mr. Koller made a motion to adjourn the meeting at 7:50 p.m. Mr. Hopfinger seconded the motion, and it was unanimously approved.

Sarina Cape

A handwritten signature in blue ink that reads "Sarina Cape". The signature is written in a cursive, flowing style.

Recording Secretary