

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, SEPTEMBER 7, 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, September 7, 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
Joseph Niemeyer	-Member
Steve Young	-Member
Bill Hopfinger	-Member
Roger Kaiser	-Member
Terry Beiter	-Member
Bryson Baker	-City Engineer
Robert E. Jones	-City Attorney
Lynn Sprick	-Assistant Planner

Absent:

Thomas Lynch	-Member
Al Koller	-Member
Tom Powers	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the August 3, 2016 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Niemeyer made a motion to approve the minutes as submitted. Mr. Hopfinger seconded the motion, and it was unanimously approved.

Election of a Planning and Zoning Commission Chairman

Mrs. Otto stated her and Mr. Niemeyer will serve on the Committee until a replacement is found. She, then, opened the floor for nominations for a new Chairman and Vice Chairman of the Planning and Zoning Committee.

Mr. Niemeyer nominated Mr. Beiter.

Mr. Beiter nominated Mr. Ortmann.

Mr. Ortmann excused himself and passed to Mr. Beiter.

Mrs. Otto stated Mr. Beiter will be Chairman and it was unanimously approved.

Mr. Beiter nominated Mr. Ortmann as Vice-Chairman.

Mrs. Otto stated she accepted the recommendation of Mr. Ortmann as Vice-Chair and it was unanimously approved.

Mr. Beiter made a motion to amend the recommendation that Mr. Ortmann will serve as Vice Chairman and Secretary. Mr. Hopfinger seconded the motion and it was unanimously approved.

Mr. Beiter asked for a moment of silence in memory of former Mayor Nolan.

NEW BUSINESS

P-21-16 Petition for an Amended Development Plan, submitted by Core States Group (Patrick Bennett) for the construction of a gas station and convenience store on “Tract A” of 12852 Maurer Industrial Drive.
This application has been withdrawn by the applicant.

P-25-16 Petition for a Conditional Use Permit, submitted by Core States Group (Patrick Bennett) for the construction of a Motor Vehicle Oriented Business (gas station and convenience store) on “Tract A” of 12852 Maurer Industrial Drive. This application has been withdrawn by the applicant.

P-26-16 Petition for an Amended Conditional Use Permit submitted by BMGR SSHD, LLC (HR Sheevam) for the construction of a new hotel building at 3660 S. Lindbergh Blvd.

HR Sheevam, owner of the existing Days Inn, was present. He stated the hotel is about sixty years old and has reached it's life expectancy, while showing pictures of his proposed plan.

Mr. Niemeyer asked if this is phase one of three.

Mr. Sheevam replied yes, the entire back side will be available for development. If by 2018, there is no development, he will pursue the second phase.

Mr. Beiter asked if there would be two different hotel chains.

Mr. Sheevam replied yes and stated by 2020 real estate will be more productive.

Mr. Hopfinger asked how many rooms the hotel currently has.

Mr. Sheevam replied the hotel was originally built for 233 rooms.

Mr. Hopfinger asked what the current occupancy levels are.

Mr. Sheevam replied 30 – 40% levels, on average.

Mr. Hopfinger stated parking seems to be an issue.

Mr. Sheevam stated there is ample parking.

Mr. Ortmann asked what the current occupancy is and how many rooms they currently have.

Mr. Sheevam replied they currently have 116 rooms. He stated the new four story hotel will have 70 and the back will have 70.

Mr. Beiter asked if the second hotel will be four stories, also.

Mr. Sheevam replied yes and there is an indoor pool, playground, and an indoor arcade.

Mr. Beiter stated he was concerned about visibility and would be nervous if he backed up to the property. He would like to see an elevation of what the proposed four story hotel would look like.

Mr. Sheevam stated the second phase would be three years after completion of the new hotel.

Mr. Beiter stated the letter from Glasper Professional Services responded to a number of questions from city staff. Number nine asked to provide a business plan. He asked if that was provided.

Mr. Sheevam replied yes.

Mrs. Otto asked what is happening to Helen Fitzgerald's.

Mr. Sheevam replied they will not be affected by the new development.

Mrs. Otto stated she wants to be sure they are aware and are on board with the plans.

Mr. Sheevam stated he has discussed the plans with them and he allows them 25 spaces for parking.

Mr. Hopfinger asked if Mehlville Fire will wait until the Preliminary Plan to respond.

Mr. Baker stated their response will be during the building permit process.

Mr. Kaiser asked about another chain, such as Hilton or Marriott.

Mr. Sheevam replied every brand has a territory of protection. Hilton is unavailable. Those are marketing economics, not controlled by him. He stated there are two brands that would like to be at this location.

Mr. Hopfinger made a motion that P-26-16 Petition for an Amended Conditional Use Permit submitted by BMGR SSHD, LLC (HR Sheevam) for the construction of a new hotel building at 3660 S. Lindbergh Blvd. be recommended to the Board of Aldermen for approval with the condition that the building on the southeast corner of the property be demolished before issuing a permit for the new hotel building. Mr. Ortmann seconded the motion and it was unanimously approved.

Mr. Jones stated the height exception regulation in section 5.10 allows the walls to extend up to 16 feet above the 35 foot height limit and the Planning and Zoning Commission can make a second motion to approve up to 10 foot of rooftop amenities.

Mr. Hopfinger motioned to approve, Mr. Kaiser seconded the motion, and it was unanimously approved.

ADJOURNMENT

Mr. Niemeyer made a motion to adjourn the meeting at 7:35 p.m., Mrs. Otto seconded the motion, and it was unanimously approved.

Recording Secretary,



Sarina Cape