

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, FEBRUARY 7, 2018

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, February 7, 2018. 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:	Terry Beiter	-Chairman
	Thomas Ortmann	-Vice Chairman
	Steve Young	-Member
	Bill Hopfinger	-Member
	Roger Kaiser	-Member
	Todd Powers	-Member
	Mike Svoboda	-Member
	Brian VanCardo	-Member
	Thomas Lynch	-Member
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
	Lynn Sprick	-Assistant Planner
Absent:	John Martin	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the Jan. 3, 2018 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Hopfinger made a motion to approve the minutes as submitted. Mr. Young seconded the motion, and it was unanimously approved.

NEW BUSINESS:

P-3-18 Petition for an Amended Development Plan submitted by Tom Greco or Fred Weber Reinforced Concrete Products for the installation of two above ground fuel tanks at 12950 Gravois Road.

Mrs. Sprick stated the City staff recommends the site be treated as if it is in the 100 year floodplain and the fuel tanks be anchored down accordingly. It is in the 500 year floodplain, but during the last two floods there was water on the site. The applicants are aware of the condition and have agreed.

Thomas Greco, Director of Business Development was present and stated the company likes to fuel their equipment on site. They have no issue with making sure the tanks are secured.

Mr. Ortmann asked what kind of fuel will be stored in the tanks.

Mr. Greco replied diesel fuel.

Mr. Svoboda asked how high the water was on the property during the last two floods.

Mr. Greco stated he did not know, but the site is at 424 flood elevation.

Mr. Beiter stated although the property is not within the 100 year floodplain, he would like them to be tied down.

Mrs. Sprick stated it is within the 500 year floodplain.

Mr. Ortmann stated the illustrations show the anchoring of a propane and a heating oil tank. He asked if there is any difference in anchoring the diesel tanks.

Mr. Greco stated the information provided is from the tank company. They will use the existing concrete pad and anchor appropriately.

Mr. Lynch asked if there is a requirement for a moat.

Mr. Greco stated no, it is a double wall tank.

Mrs. Sprick stated it may be a requirement from St. Louis County.

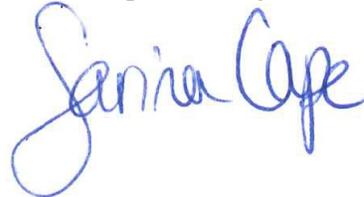
Mr. Hopfinger made a motion that P-3-18 Petition for an Amended Development Plan submitted by Tom Greco or Fred Weber Reinforced Concrete Products for the installation of two above ground fuel tanks at 12950 Gravois Road be recommended to the Board of Aldermen for

approval with the condition that the tanks be anchored according to FEMA regulations for properties within the 100 year floodplain. Mr. Young seconded the motion and it was unanimously approved.

ADJOURNMENT

Mr. Svoboda made a motion to adjourn the meeting at 7:10 p.m. Mr. Kaiser seconded the motion, and it was unanimously approved.

Recording Secretary

A handwritten signature in blue ink that reads "Sarina Cape". The signature is written in a cursive style with a large, looping initial "S".

Sarina Cape