

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON THURSDAY, MARCH 1, 2017

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, March 1, 2017. 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:	Thomas Ortmann	-Vice Chairman
	Thomas Lynch	-Member
	Steve Young	-Member
	Roger Kaiser	-Member
	Todd Powers	-Member
	Mike Svoboda	-Member
	Brian VanCardo	-Member
	John Martin	-Member
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
	Lynn Sprick	-Assistant Planner
Absent:	Bill Hopfinger	-Member
	Terry Beiter	-Chairman

APPROVAL OF THE MINUTES

Copies of the minutes of the February 1, 2017 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Powers made a motion to approve the minutes as submitted. Mr. Young seconded the motion, and it was unanimously approved.

OLD BUSINESS

**P-02-17 Petition for an Amended Development Plan
submitted by
Stock and Associates for the construction of a self-storage facility at
10801 Sunset Office Dr.**

This petition has been postponed by the petitioner.

NEW BUSINESS:

P-04-17 Petition for a Boundary Adjustment Plat submitted by H. John Neff to reconfigure existing Lot 6 of Kennerly Manor Drive and 10842 Kennerly Road.

John Neff was present and stated he recently purchased the property and met with City staff regarding what would or would not be allowed. The two lots meet all City requirements and he is looking forward to building a home on one of the lots.

Mr. Young made a motion that P-04-17 Petition for a Boundary Adjustment Plat submitted by H. John Neff to reconfigure existing Lot six of Kennerly Manor and 10842 Kennerly Road be approved. Mr. Svoboda seconded the motion and it was unanimously approved.

P-11-17 Petition for a Concept Plan submitted by Benton Homebuilders Inc. for a residential development at 12322 and 12330 Robyn Road.

William Levinson, with Benton Homebuilders, was present. He stated he received feedback from neighbors and City staff. He presented a concept plan to get feedback from the Commission. The PD-R district does not allow any more density than the underlying district, which is R-1, 1 acre. They presented two different plans. One will have 20 homes on 24 acres. There would be 140 feet from the abutting residential property line to their building line. They have increased the average lot size, which allows them to preserve the common ground. There will be one detention basin and approximately 15 acres of common ground. The second plan would have 17 homes on 20 acres. If they developed it as a one acre lot subdivision, there would be no trees left.

David Volz, with Volz Engineering, was also present. He stated rock was an issue last time. By switching the homes to other side of the development, the rock will no longer be an issue.

Mr. Young asked if they could go any further to the east.

Mr. Levinson replied no.

Mr. Ortmann stated there are six pieces of property adjoining the development. He asked if only two of the properties would not have a home directly next to them.

Mr. Levinson replied yes.

Mr. Ortmann asked if he would consider taking out lot 17.

Mr. Volz stated he made that lot extra wide.

Mr. Ortmann stated it almost meets the abutting property line.

Mr. Baker stated the house would have to be 35 feet from the rear property line.

Mr. Lynch stated lot 16 is right up against the property line.

Mr. VanCardo asked if the price point and elevation is the same as last time.

Mr. Levinson stated the price point may go up, but will be similar to the last proposal.

Mr. VanCardo asked if the detention basin will be lined and designed to hold water.

Mr. Levinson replied that is the intention. The plan still needs to go through Metropolitan Sewer District (MSD) for approval.

Mr. VanCardo stated if the homes are moved to the east, the lots are going to drop off anyway. He asked if they will just be losing one or two lots.

Mr. Volz stated yes, they could slide the cul-de-sac to the east five to ten feet.

Mr. Powers stated water is being run through water quality. Water will build up and run into the creek. He asked if the plans will be approved by MSD.

Mr. Volz stated yes, the detention basin will have to meet MSD specifications.

Mr. Young stated the more buffer they can give the existing homeowners; the more receptive they will be to the development.

Mr. Martin recommended they meet with the Homeowner's Association. He stated his opinion will not change, until theirs does.

Mr. Levinson stated the first step is to meet with the Commission and City staff to get some feedback and they will, then, meet with the neighbors.

Mr. Lynch stated the garage doors face the street. He asked if there will be any change.

Mr. Levinson replied no. It could be considered, but turning the garages to the side, pushes the homes back further on the lot.

Mr. Baker stated the R-1 district has a 35 foot rear yard setback. The PD-R district requires the structure to be 50 feet from the rear property line.

Mr. Lynch asked, in regards to the outer lot being developed, what determines if they will build on those lots near Robyn Road.

Mr. Levinson stated it depends on how quickly they can move a parcel into the project. This is an additional property from what they were shown last month.

Mr. Lynch asked for them to turn at least four or five garages to the side.

Mr. Martin stated if they would move the cul-de-sac to the east, he would be in favor.

1. Mr. Ortmann stated the existing lots are under one acre even though they are zoned R-

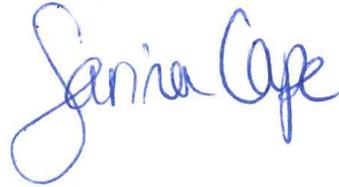
Mr. Baker explained those lots were there before the area was zoned R-1.

Mr. Lynch stated the population of homebuyers have swayed away from wanting big lots.

ADJOURNMENT

Mr. Martin made a motion to adjourn the meeting at 7:35 p.m. Mr. Powers 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 initial 'S'.

Sarina Cape