

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, APRIL 4, 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, April 4, 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
	Todd Powers	-Member
	Mike Svoboda	-Member
	John Martin	-Member
	Thomas Lynch	-Member
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
Lynn Sprick	-Assistant Planner	
Absent:	Roger Kaiser	-Member
	Brian VanCardo	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the March 7, 2018 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. Martin seconded the motion, and it was unanimously approved.

NEW BUSINESS:

P-11-18 Petition for an Amended Development Plan submitted by Beau Reinberg for the addition of outdoor storage of vehicles to the property at 10300 Watson Road.

Ms. Sprick stated the original approval was submitted under a different owner, who had proposed outdoor storage and then eliminated that part of the proposal. The current owner would like to now add that option. It will be limited to the side and rear of the building, behind the gates. Staff recommends approval with the condition that the following should be recorded on the plat:

“Vehicles must have a current license and title. No damaged or disabled vehicles allowed. Vehicle height shall not exceed 14 feet. Only customers who have rented a space may access the rear of the building and only during posted hours of 6 A.M. to 10 P.M.”

Beau Reinberg, owner of Extra Space Storage, was present and stated nothing taller than 14 feet would be stored behind the building.

Mr. Young asked how many parking spaces are available.

Mr. Reinberg replied there are twelve total; three are for office parking and nine are for customer rentals.

Mr. Beiter asked how tall the fence is.

Mr. Reinberg replied 8 feet.

Mr. Ortmann asked if they are reducing the number of parking spaces.

Mr. Reinberg stated the required total is 29, based on the code as it is written.

Mr. Lynch stated 17 are in front.

Ms. Sprick stated there will be one additional space above what is on the site now.

Mr. Svoboda asked if their target audience is recreational vehicles.

Mr. Reinberg replied yes, recreational vehicles and second or third vehicles.

Mr. Lynch stated there is a mixture of vehicles and trailers parked onsite. Fortunately, the surrounding homes are at a lower elevation than the storage site. He asked about the trees along the fence line.

Mr. Baker stated the staff will look at the landscaping to make sure the trees are there.

Mr. Hopfinger made a motion that P-11-18 Petition for an Amended Development Plan submitted by Beau Reinberg for the addition of outdoor storage of vehicles to the property at 10300 Watson Road be recommended to the Board of Aldermen for approval with the condition that the following should be recorded on the plat:

“Vehicles must have a current license and title. No damaged or disabled vehicles allowed. Vehicle height shall not exceed 14 feet. Only customers who have rented a space may access the rear of the building and only during posted hours of 6 A.M. to 10 P.M.”

Mr. Ortmann seconded the motion and it was unanimously approved.

P-12-18 Petition for Improvement Plans submitted by Civil Engineering Design Consultants for improvements on the Friendship Village campus at 12563 Village Circle Drive. Brandon Harp, Principle of CEDC was present.

Mr. Baker stated the original final development plan was approved, but they are required to come before the Commission if there are any changes and when they begin a new phase of the project. The improvement plan includes the construction of a pavilion, a parking area, a cul de sac on Knighton Trail, and consists of some changes to the buildings and roads. The staff recommends approval with the conditions that a cost estimate for all proposed improvements be submitted and the permit fee must be paid prior to any demolition, grading, or construction activity. A land subdivision bond must be established, as well.

Brandon Harp, Principle with Civil Engineering Design Consultants (CEDC), was present. He stated the current site improvement plans are for a new memory care facility, a skilled nursing facility, an independent living building, and parking near the villas. The independent living facility is a four story building with 76 units. The memory care facility will be a single story addition onto the assisted living building. The improvements are consistent with the final development plan that was approved last year.

Mr. Ortmann asked if the plan from last year is being revised or if this is a different project.

Mr. Harp stated it is all new construction but it is consistent with the final development plan that was approved. This is just a phase of the development plan.

Mr. Powers made a motion that P-12-18 Petition for Improvement Plans submitted by Civil Engineering Design Consultants for improvements on the Friendship Village campus at 12563 Village Circle Drive be approved with the conditions that a cost estimate for all proposed improvements be submitted and the permit fee must be paid prior to any demolition, grading, or construction activity. A land subdivision bond must be established. Mr. Lynch seconded the motion and it was unanimously approved.

P-13-18 Petition for an Amended Development Plan submitted by Civil Engineering Design Consultants for Jubilee Church to construct a new church at 10801 Sunset Office Dr.

Ms. Sprick stated part of the Holiday Inn parking lot encroaches on the property. There was an easement that accounted for the area, but the easement was vacated at some point. The parking is still dedicated to the hotel and the church is willing to allow it, but this will cause them to exceed their site coverage. They have applied for a variance to the Board of Adjustment for excess site coverage. The allowed site coverage is 70% and this will be 73.1%. Staff recommends approval with the conditions that the variance is approved by Board of Adjustment and the petitioner must provide acknowledgement of the proposed encroachment from affected utility companies. If the Commission agrees that sidewalks are not appropriate at this location, an amount equal to the cost of sidewalk construction must be paid to the City prior to issuance of the building permit. Three additional trees, of which the species and location are proposed to be provided prior to construction based on MSD's approval, must be provided along the north boundary line.

Mr. Martin asked if they would be within the allowed 70% site coverage, if they included the parking lot area which is being dedicated to Holiday Inn.

Mr. Svoboda asked if the easement area is only parking.

Ms. Sprick replied yes.

Paul Boyer, with CEDC, was present and stated the property is 1.59 acres in Sunset Hills Office Park. The church has two locations in St. Louis; one is on Kingshighway and the other is in Kirkwood, at Nipher School. The average attendance is 149 adults and 84 children. The church would be a 12,212 square foot, single story with 299 seats, children classrooms, and a multi-purpose room. There is no office space. Sunday service is at 10 A.M. There is a mid-week prayer meeting and an occasional youth group or special training session. The site coverage would be at 60.5% without the hotel parking on the property. Removing the parking would be a hardship to the hotel and the church is trying to be a good neighbor. The southwest corner entrance is right in, right out only. The north access point is a full access point. They are proposing two bio-retention basins on the site. Stormwater will be collected and directed to the retention area. They do not wish to install sidewalks since there are no others in the office park and it would encroach within the bio retention area. Sunset Office Drive is a private drive. The church has spoken with five of the other tenants and has approval from four of them. This is a low intensity use with opposite hours of the rest of the office park. The lighting plan is in compliance with the City's code.

Mr. Martin asked if there are any classes during the week.

Mr. Boyer replied no.

Mr. Svoboda asked if there were plans to rent the facility out to non-church use.

Mr. Boyer replied no.

Mr. Beiter asked if there are any summer camps.

John Hasis, elder of Jubilee Church, stated they have not done a vacation bible school or day camp in the past.

Mr. Powers asked if they have overflow parking.

Mr. Hasis stated he has spoken with and is making arrangements with the surrounding businesses for it, if needed.

Tom Dunn, owner of 3555 Sunset Office Drive (Crossroads Medical Building) and trustee of the office park, stated he welcomes this development.

Chris Kreutz, owner of 10801 Sunset Office Drive, stated he has letters of support from other owners.

Mr. Lynch stated the past opposition was the use of the private streets. He asked if there has been an agreement made with the church about the upkeep of the streets.

Mr. Kreutz replied yes, they will be part of the association and pay dues as other owners pay.

Mr. Hopfinger made a motion that P-13-18 Petition for an Amended Development Plan submitted by Civil Engineering Design Consultants for Jubilee Church to construct a new church at 10801 Sunset Office Dr. be recommended to the Board of Aldermen for approval with the conditions that the variance is approved by Board of Adjustment and the petitioner must provide acknowledgement of the proposed encroachment from affected utility companies. If the Commission agrees that sidewalks are not appropriate at this location, an amount equal to the cost of sidewalk construction must be paid to the City prior to issuance of the building permit. Three additional trees, of which the species and location are proposed to be provided prior to construction based on MSD's approval, must be provided along the northern boundary line. Mr. Young seconded the motion and it was unanimously approved.

P-14-18 Petition for a Concept Plan submitted by Civil Engineering Design Consultants for Edison Real Estate to discuss development of the property at 3730 S. Lindbergh Blvd.

Mr. Baker stated the petitioner is considering a mixed use development. He is proposing a gas station, car wash, convenience store, and condominiums. It is currently zoned PD-LC (B). If condominiums are added, it will need to be rezoned to a PD-MXD District. Without condominiums a conditional use permit would be necessary for each item. The petitioner is looking for feedback on the concept plan.

Brandon Harp, Principle with CEDC, and Mace Nosovitch, the contract purchaser, were present.

Mr. Harp stated the residential portion will probably not be a part of this proposal. The property is a 2.57 acre site. They are asking for feedback on this proposal and will then put those comments into a formal proposal.

Mr. Nosovitch stated the building has issues. Tidal Wave Luxury Car Wash has an existing location in Chesterfield Valley. They are proposing a high end, upscale, and modern architecture design to incorporate multiple uses on one site. The building will be made of stone, brick, and stucco. There will be an indoor and outdoor lounge area, a drive through restaurant, a car wash with a full service vacuum area, a convenience store, and a gas station.

Mr. Beiter stated it looks far better than he had thought it would, but he hoped there would be something more than a gas station. He asked what the Comprehensive Plan indicates as the best use for the site.

Mr. Baker stated he would have to check.

Mr. Beiter stated he would like something more desirable for this location.

Mr. Hopfinger stated the structure has been an eyesore with a lot of problems for years. He asked if the Commission could hear what the residents have to say about the proposal.

Mr. Jones stated they could have a public hearing at the direction of the chairman.

Mr. Svoboda asked if it they planned on having a drive through restaurant.

Mr. Nosovitch replied yes it is designed to include a drive through restaurant.

Mr. Young asked how long the current location, in Chesterfield, has been open.

Mr. Nosovitch stated it opened last year.

Mr. Young asked what other businesses surround the property in Chesterfield.

Mr. Nosovitch replied a couple banks, a Mcdonald's, a couple BBQ restaurants, and a church.

Mr. Lynch asked what the average daily traffic count is.

Mr. Nosovitch stated approximately 300 to 400 cars per day. A decent weekend day could be 600.

Mr. Young asked if the traffic would backup onto Lindbergh Boulevard.

Mr. Nosovitch replied no.

Mr. Young asked if this is the highest and best use for the site, aside from being a beautiful design.

Mr. Baker stated his main concern is the development causing too much traffic on East Watson. He suggested turning the building, so that it is facing Lindbergh Boulevard. Maybe it is not the highest and best use for the property, but it is a good use.

Mr. Nosovitch stated the building is faced toward East Watson so that the traffic flow would be more evenly distributed between the two streets. It would also allow them to have a longer building to accommodate everything they would like to include in the car wash.

Ms. Sprick asked what the square footage dedicated to the restaurant would be.

Mr. Nosovitch stated approximately 2,000 square feet.

Mr. Lynch asked what the total average customers would be for all of their facilities on the property.

Mr. Nosovitch replied approximately 500 – 1100 customers per day.

Mr. Harp stated a traffic study will be provided for the site and a plan will be adopted to meet the requirements and recommendations.

Kathryn Heese, who lives behind the office condominiums, asked what the hours of operation would be.

Mr. Nosovitch stated the Chesterfield location is 24 hours, but this one would not be.

Mrs. Heese stated an additional ingress/egress onto East Watson is not a good idea. Lighting and hours of use are also an issue.

Kathy Lalk, who also lives behind the office condominiums, stated the traffic pattern on East Watson is a concern. People may egress from the car wash going right onto East Watson and turn around in their cul-de-sac because they have trouble taking a left out of the parking lot. The lighting and the height of the building will obscure their view.

Timothy Lalk, who lives east of Ryegate Court, stated the traffic and lighting issues need to be addressed.

Frank Hardy, of 421 Rayburn, stated there are already six gas stations in Sunset Hills. There are three on Watson Road and three on Gravois Road. He stated there could be a higher and better use of the corner. The car wash will hurt similar existing businesses.

Kurt Eichholz, of 9631 Mill Hill Lane, stated this is a great opportunity to take a derelict property and turn it into a nice establishment. Retail is dying and he is in favor of the plan.

Mr. Hopfinger asked if anyone else showed interest in this property.

Mr. Baker replied yes.

Mr. Beiter stated there were problems getting control of the property.

Clifford Underwood, of 9342 Hazelridge Drive, stated he has lived in Sunset Hills since 1976 and this site is one of the last main sites to be developed in Sunset Hills.

Andy Day, of 8750 Dayhill Drive, lives in Crestwood. He stated there will not be any problems developing the property and he would like to see something more desirable in the location.

Kevin King, who is not a resident of Sunset Hills, passes the property a couple times a day. He stated he is in favor of the proposal. When traffic counts come in there will be things that can be done to alleviate some of the residents' concerns.

Michael White, owner of a dental practice behind the Econolodge, stated the car wash is beautiful and he does not want to see the site sit like the tornado property.

Ann McMunn, of 12431 Court Drive, would like to see the building torn down. She stated the building looks nice, but it is still a gas station and car wash. She is concerned about the traffic. She does not think it is a terrible plan, but she does not feel it is the best use.

Mark Kornfeld, of 11011 Rambling Oaks and the listing broker for the property, was present. In regards to Mr. Hopfinger's question of if there has been other interest on the property he stated yes, there are other users. A business with high traffic use will have to go in this location. He asked how long the building will sit with major economic issues.

Mr. Lynch asked what the asking price is.

Mr. Kornfeld replied 2.5 million.

Mr. Hopfinger asked what it would cost to tear down the building.

Mr. Kornfeld stated there are bids from \$500,000 to \$800,000. It will cost up above 3 million to develop this site.

Jim Heese, of 8811 Ryegate Court, stated he is not happy with the proposal.

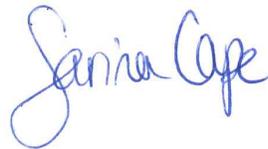
Mr. Martin stated traffic and lights are the issue and there should be something that the City can do.

Mr. Baker stated they have to meet the City code.

ADJOURNMENT

Mr. Powers made a motion to adjourn the meeting at 9 P.M. Mr. Hopfinger seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape