

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, APRIL 5, 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, April 5, 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
	Steve Young	-Member
	Bill Hopfinger	-Member
	Roger Kaiser	-Member
	Todd Powers	-Member
	Mike Svoboda	-Member
	John Martin	-Member
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
	Lynn Sprick	-Assistant Planner
Absent:	Thomas Lynch	-Member
	Brian VanCardo	-Member
	Terry Beiter	-Chairman

APPROVAL OF THE MINUTES

Copies of the minutes of the March 1, 2017 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Ortmann stated Thursday was written as the date in the header, when it should have been Wednesday. Mr. Martin stated on page three, he did not say he would be in favor of the petition, if the cul-de-sac was moved to the east. It was Mr. Lynch. Mr. Svoboda made a motion to approve the minutes as amended. 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-12-17 Petition for a Change of Zoning, submitted by Ribbon Cutters Investments, LLC to rezone 11609 Denny Road from the existing R-4 Single Family Residential-10,000 square foot minimum lot size to C-1 Commercial District, for the purpose of operating a real estate office from the existing building that was previously used as Country Squire Cleaners.

This petition has been postponed by the petitioner

P-13-17 Petition for a Text Amendment, submitted by Pulte Homes of St. Louis to amend Appendix B, Section 4.10-12b by adding various items to the PD-LS Planned Development Lifestyle zoning district.

This petition has been postponed by the petitioner.

P-14-17 Petition for a Change of Zoning, submitted by Pulte Homes of St. Louis to rezone 4055 South Lindbergh Boulevard, 9312 Lincoln Drive and 9255 Robyn Road, from the existing R-2 Single Family Residential-20,000 square foot minimum lot size to PD-LS Planned Development Lifestyle for a proposed single family, attached villa development.

This petition has been postponed by the petitioner.

P-15-17 Petition for a Preliminary Development Plan, submitted by Pulte Homes of St. Louis for a residential development at 4055 South Lindbergh Boulevard, 9312 Lincoln Drive and 9255 Robyn Road.

This petition has been postponed by the petitioner.

P-16-17 Petition for a Conditional Use Permit submitted by Missouri American Water Company to install eight (8) water meter reading antennas, of which five (5) would be on existing poles and three (3) on new poles, located within residential districts throughout the City.

Matt Lueders, Project Engineer for Missouri American Water Company, was present. The fixed meter reading network will allow them to re-assign meter reading staff to other jobs throughout the company. They are moving into proactive addressing of issues throughout the network, such as leak detection. This will speed up the process of fixing problems for the homeowner. The new network will improve the carbon footprint and capital asset planning. It will

also help the company receive detailed information on municipalities, showing where development is needed.

Mr. Ortmann asked if they have this capability now.

Mr. Lueders replied no, they receive widespread information for zones, but not detailed information for each city. The upgraded system will allow them to see pattern changes throughout the day, rather than only doing quarterly readings. They plan on upgrading the existing meter by adding the reading device, so that it will collect the reads and distribute them around the county. They will be using existing infrastructure, tanks, and other equipment. They will co-locate where possible. Currently 250 data collection units are installed across the county, but 420 are still needed. They are attempting to keep them out of residential areas and out of sight. They can be moved up to 500 feet without causing any issues.

Mr. Kaiser asked if they can move the new poles up to 500 feet.

Mr. Lueders replied yes.

Mr. Ortmann stated there are six sites; four existing poles and two new. He stated the pole heights seem tall and asked if they are wooden.

Mr. Lueders replied yes, they are standard utility poles. The two at the south plant are higher.

Mr. Ortmann stated the new pole going in on West Watson Road and Fox Bridge Drive is about 20 feet away from an existing pole.

Mr. Lueders stated it is likely to be an Ameren pole. Ameren does not allow them to co-locate on their poles.

Mr. Kaiser asked Mr. Lueders if he could explain the pole at 12345 Eddie & Park, in front of the Courtyards subdivision.

Mr. Lueders stated the DCU was inside the neighborhood. They were trying to pull them outside of the neighborhood to a more commercial area.

Mr. Kaiser asked if they can move it.

Mr. Lueders stated they can look into moving it northwest to get it further away from the subdivision entrance.

Mr. Hopfinger stated there are eight, three are on existing poles. He asked if they are only installing two new ones.

Mr. Lueders replied yes, not counting the two on the Missouri American Water site.

Marylee Hintmann, of 12510 Sunset Greens Drive, stated her concern about the size of the antenna. She asked if it is a structure, itself, or if it is on top of a building. She doesn't want her view to be worse. She envisions the structure to be obnoxious.

Mr. Lueders showed pictures and stated the box is about one and a half to two feet tall. The antennas are two, whip antennas about 2 feet tall. The structure is on a utility pole, on their site, and is about 50 feet tall. They are researching installing the antenna on top of their carbon tank, but there are restrictions that are to be met.

Mr. Svoboda asked if she realized it was on the other side of the property.

Mrs. Hintman replied, no.

Mary Musich, of 12421 Courtyard Lake Drive, stated as they exit Courtyard they already have to look at one pole, she cannot imagine having to look at two unsightly poles. This is important to the value of their homes and the resale value. She asked if it can be moved.

Mr. Lueders stated he would present that request to the engineers.

Mr. Baker asked if it will still be on Eddie & Park.

Mr. Lueders stated he does not know, he will talk to the engineers and try to adjust it.

Mr. Ortmann asked which way the sidewalks will be placed on Eddie & Park, in the future.

Mr. Baker stated they could be on both sides of the road, but nothing is definite, yet.

Charles Nicasro, of 12318 Courtyard Lake, stated he is concerned about the same pole.

Joe Zlatic, of 12614 West Watson, stated he does not want one in his yard. This is the third utility project in the last two years. If it can be moved, he would appreciate it.

Mr. Ortmann asked if property number three, 11834 Sappington Barracks, would be installed on a tower.

Mr. Lueders replied it cannot be installed on a tower due to maintenance concerns.

Mr. Jones asked what is located in the fall zone.

Mr. Baker replied a strip plaza where JP's Corner is located.

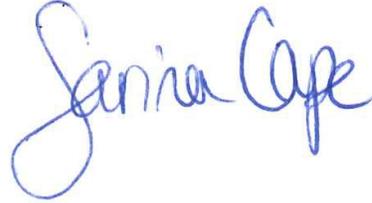
Mr. Jones stated it is a utility company.

Mr. Hopfinger made a motion that P-16-17 Petition for a Conditional Use Permit submitted by Missouri American Water Company to install eight (8) water meter reading antennas, of which five (5) would be on existing poles and three (3) on new poles, located within residential districts throughout the City be recommended to the Board of Aldermen for approval with the condition that the Courtyard pole be relocated and the West Watson pole be reviewed. Mr. Young seconded the motion and it was unanimously approved.

ADJOURNMENT

Mr. Ortmann made a motion to adjourn the meeting at 7:40 p.m. Mr. Hopfinger 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