

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, JUNE 3, 2020

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met by Zoom meeting on Wednesday, June 3, 2020. The meeting convened at 10:00 A.M.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

ROLL CALL

Present:	Steve Young	-Member
	Brian VanCardo	-Member
	Roger Kaiser	-Member
	Rich Gau	-Member
	Mike Svoboda	-Member
	Todd Powers	-Member
	Frank Pellegrini	-Member
	Terry Beiter	-Chairman
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
	Lynn Sprick	-City Planner
Absent:	Michael Hopfinger	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the May 6, 2020 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Young made a motion to approve the minutes as submitted. Mr. Gau seconded the motion, and it was unanimously approved.

NEW BUSINESS:

P-04-20 Petition for an Amended Conditional Use Permit, submitted by Special School District of St. Louis County, for the construction of a salt storage facility at 12721 West Watson Road.

Ms. Sprick stated that the petitioner is requesting a 780 square foot shed for salt storage during the winter months. In 2018 the City approved a maintenance building, addition, and bus canopy. The shed will be near the maintenance building on the northwest corner of the property. One new light pole will be installed and it meets City illumination standards. All other requirements will be met.

Steve Quigley, with Clayton Engineering, was present and stated they are looking to do their own salting for the district. The salt storage will be constructed of pre-cast concrete blocks and an aluminum structure. The front will remain open. There will be a four or five foot berm against the blocks for stability.

Mr. Beiter asked if there are residential properties to the west and if there is a barrier of landscaping between the two. He requested Mr. Quigley describe the barrier.

Mr. Quigley stated there is an existing creek that separates the property from residential properties and there is a substantial section of woods which is over 100 feet wide.

Mr. Beiter asked if the light pole will bother residents.

Mr. Quigley stated he does not believe so.

Mr. Svoboda asked how many trucks will be coming in and out for each district property.

Mr. Quigley stated there will be two dump trucks. Most schools will be closed during heavy snow and clean-up will take place during the day.

Mr. Pelligrini made a motion that P-04-20 Petition for an Amended Conditional Use Permit, submitted by Special School District of St. Louis County, for the construction of a salt storage facility at 12721 West Watson Rd be recommended to the Board of Aldermen for approval. Mr. Gau seconded the motion, and it was unanimously approved.

OTHER MATTERS DEEMED APPROPRIATE

Mr. Pellegrini asked if the new Code would be available for review before the next in person Planning and Zoning meeting.

Mr. Baker stated yes. City staff will try to get it to them a month before the meeting. It will be sent out as soon as it is available.

Mr. Beiter requested to wait to send it out until staff and the consultant are satisfied with it. He would like it to be as complete as possible before Planning and Zoning's review. He would like it one month prior to the meeting.

ADJOURNMENT

Mr. Pellegrini made a motion to adjourn the meeting at 10:17 A.M. Mr. Svoboda seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape