

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, JULY 1, 2020

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met by Zoom meeting on Wednesday, July 1, 2020. The meeting convened at 11:00 A.M.

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

ROLL CALL

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

APPROVAL OF THE MINUTES

Copies of the minutes of the June 3, 2020 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Gau made a motion to approve the minutes as submitted. Mr. Pellegrini seconded the motion, and it was unanimously approved.

NEW BUSINESS:

P-05-20 Petition for a rezoning, submitted by Ryan Winter, from NU Non-Urban to PD-LI at 13098 Gravois Road.

Ms. Sprick stated that part of the City was annexed in 1996 and the City applied zoning designations to properties. The Winter Brothers developed the properties prior to the annexation. Staff recommends approval, bringing the property into compliance and designating the property from NU to PD-LI.

Marty Henson, with Henson consulting, and Ryan Winter, president of Winter Brothers, were present. Mr. Henson stated this is a Preliminary Development Plan. They would like the property to all be zoned the same.

Mr. Gau made a motion that P-05-20 Petition for a rezoning, submitted by Ryan Winter, from NU Non-Urban at 13098 Gravois Road be recommended to the Board of Aldermen with the condition that the legal description be provided for the area to be rezoned. Mr. Pelligrini seconded the motion, and it was unanimously approved.

P-06-20 Petition for a Preliminary Development Plan, submitted by Ryan Winter, for the properties at 13066, 13084, 13098 and 13086 Gravois Road.

Ms. Sprick stated there are five existing developments on their own properties and four would be available for development. In 2019, a Concept Plan was presented. If approved, they will be required to submit a Final Development Plan with conditions added. There are nine lots affected by the 100 year floodplain. All existing buildings and most of the buildable area are out of this floodplain. With any new development proposed, all structures have to be at least two feet above flood elevation. They will have to present an Amended Development Plan for anything being proposed. As part of a Planned Development, zoning requirements are proposed by petitioners. They are proposing one acre lot size with 150 foot lot width. Setbacks would be 50 feet from front, and 10 feet from side and rear property lines. There are two variances, one being for existing lighting, which does not meet current requirements. On proposed lots four and five, site coverage requirements are not met. Existing uses are permitted but parking requirements have not been addressed, so they need to be decided by the Planning and Zoning Commission. The proposed ordinance does address the contractor's office

and supply yard. It requires one parking space per 200 square feet of office space, one per 800 square feet of yard in the supply yard. Staff recommends approval with conditions that the required variances be approved by the Board of Adjustment prior to the second reading and vote by the Board of Aldermen, the parking requirements for the existing developments be determined by the Planning and Zoning Commission, the Fenton Fire district must approve the Development Plan, addresses for the proposed lots be assigned by St. Louis County, and the petitioner makes a payment to the City in lieu of installing sidewalks. Minimum proposed development standards being presented are acceptable to City staff and decided by the Commission.

Mr. Jones stated the development is impacted by the provisions for flood hazard protection in Appendix E of the City's Code. Within the A zones, AE zones and any ground that has not been raised out of the flood zones, any new construction subdivision proposals, and substantial improvements must comply with appendix E, article 4 subsection A4 and D1b. This should be added as condition

Mr. Henson stated the next step is to subdivide property into nine lots instead of three separate lots. Five lots have already been developed and are occupied. The other four will be developed at a future point, filled and extended sewers will be added. The undeveloped lots will be in full compliance. There is a petition with the Federal Emergency Management Agency (FEMA) to remove the areas that have been built up from the flood maps. A traffic study is not necessary. Inventoried site lighting and the lighting plan has been submitted. In most cases, the light fixtures are not sold anymore making it difficult to do the photometric plan. There are no residential properties abutting or near the sites and no complaints have been made. The City's Code does not address the uses for parking standards. The site coverage is 80% and most lots are covered with a gravel parking lot. All lots except lot four and lot five meet this requirement.

Mr. Beiter stated the new Zoning Ordinance does address parking for these properties.

Mr. Winter asked if that details future requirements for parking.

Ms. Sprick stated the old ordinance was more complicated. The new one is more feasible.

Mr. Gau stated there is one space per every 200 square feet.

Mr. Winter asked if that measurement was for the office.

Mr. Henson stated the supply yard would be one space for every 800 square feet. The office is not generally used by public.

Mr. Winter stated that very few vehicles are in the lots.

Mr. Baker stated display and warehouse area does not count as office space.

Mr. Henson stated the front of the buildings are set up as office space and the back is service area. He inquired if just the office space is counted.

Ms. Sprick stated yes, floor area means gross floor area used by service of the public. If it is not used by employees, it does not count.

Mr. Gau asked if the proposed lot size and setbacks are acceptable to City staff.

Ms. Sprick stated yes, these are standard.

Bridget Lutman, resident living at Rahning Road and Gravois Road, stated she is concerned with flooding. She asked if there was anything in this project to help with water runoff and flooding.

Mr. Beiter stated there is nothing they are doing that will improve the situation, but nothing that will make the situation worse.

Ms. Lutman asked where the water runoff will go and if there is a plan required to show the effects of the development on the flood plain.

Mr. Baker stated these applications are just for dividing of the property. There is not dirt being moved at this point. Eventually there will be four parcels being developed into buildings. This may create more impervious surface, but they will have to meet the new strict flood ordinance. Future applications will have to come through Planning and Zoning and the Board of Aldermen.

Mr. Beiter asked if they are in compliance with the Core of Engineers

Ms. Sprick stated yes. Anytime there is development in the 100 year flood plain, including placement of fill material, a 404 permit or waiver is required to protect native wetland.

Ms. Lutman asked if there are any detention ponds being proposed.

Ms. Sprick stated any time more than one acre of property is disturbed Metropolitan Sewer District (MSD) has to approve the project.

Mr. Henson stated the existing properties were developed before MSD required approval on them. Going forward, the four undeveloped lots will have to meet their requirements. The undeveloped lots are all grass and there are two basins. Codes and requirements will be met for future development.

Ms. Lutman asked if hydrology engineers are required to be involved.

Mr. Henson stated no.

Ms. Sprick stated the existing buildings are out of the 100 year plain. Any future development being proposed will have to come back and address the MSD requirements. They are just dividing the property with this petition.

Mr. Gau stated sidewalk installation needs to be added to the conditions.

Ms. Sprick stated in lieu of sidewalk installation the petitioner will pay the City. Any future development must meet all flood plain requirements at that time.

Mr. Gau made a motion that P-06-20 Petition for a Preliminary Development Plan, submitted by Ryan Winter, for the properties at 13066, 13084, 13098 and 13086 Gravois Road be recommended to the Board of Aldermen for approval with the following conditions: the required variances must be approved by the Board of Adjustment prior to the second reading and vote by the Board of Aldermen, the parking requirements for the existing developments are one space per 200 square feet of office, the Fenton Fire district must approve the Development Plan, addresses for the proposed lots must be assigned by St. Louis County, the minimum lot size is one acre, 150 foot lot width. The setbacks are 50 feet from the front, 10 feet from the side and rear property lines, in lieu of installing sidewalks the petitioner will pay the City, and future development must meet all current flood plain development requirements at that time. Mr. Young seconded the motion, and it was unanimously approved.

P-07-20 Petition for a Minor Subdivision, submitted by THD Design Group, for the properties at 4055 South Lindbergh Boulevard and 9255 Robyn Road.

Ms. Sprick stated the. The project consists of two lots being divided into four. The property is currently zoned R-2 with a 20,000 square foot lot size. The structure on lot four is an accessory structure and is nonconforming. If approved, City staff would allow the structure to remain if the new owner applies for a building permit for a house within

12 months. Staff is apprehensive, but recommends approval with following conditions: Addresses for the proposed lots are to be assigned by St. Louis County, the variance for the size of the accessory structure on Proposed Lot four be approved by the Board of Adjustment, the sanitary sewer connection be approved by Metropolitan Sewer District (MSD) or the proposed septic system be approved by St. Louis County, the septic systems and fields must meet the setback requirements, and installation of a driveway on the curve of Robyn Road be prohibited, and construction must commence on lot four within 12 months or the structure must be demolished.

Mr. Beiter inquired on why staff is apprehensive.

Ms. Sprick stated it is a dangerous intersection and three driveways are being added.

Matt Poston, with THD Design, was present and stated there are currently two driveways. The driveway for the two other lots would avoid the entrance to the street and curve. The petitioner would like to pay in lieu of constructing sidewalks.

Mr. Gau asked about the driveways for lots two and three.

Ms. Sprick stated it makes most sense to put them furthest to the west; as far away from curve as possible.

Mr. Poston stated there should be a significant amount of room. Lot two would be placed in the middle, to allow for site distance.

Mr. Svoboda asked if is there a way to require a turn around on the property, so they cannot back out into the street.

Mr. Sprick stated the commission can add any condition they would like.

Mr. Beiter stated there is no reason it cannot be designed that they always pull out facing the street.

Mr. Poston stated the size of the properties may warrant a more quality residence where they have turning area for this reason.

Mr. Gau stated for lot two and three a variance will have to be granted when developing those lots to build.

Mr. Beiter stated he would not want to deny the petition based on the placement of driveway. He would like to give them a chance.

Mr. Poston stated the preliminary plans for these lots meet requirements. The client has contracts on these properties already.

Mr. Pellegrini stated he has confirmed the lot sizes meet requirements but has concerns about the placement of the driveways and the septic or sewer. The septic system has drained off of the property for years and into the creek. St. Louis County has stated it complies with regulations, but he is concerned where drain fields would be placed and would like to see a proposed plan for placement.

Mr. Poston stated the lots do not meet County's minimum lot size requirements and MSD would require a sewer extension.

Mr. Pellegrini asked if the existing home is staying on septic or connecting to sewer system.

Mr. Gau asked if that could be made as a condition

Mr. Poston stated they recommend this as well, but would have to speak with the client.

Mr. Gau requested they provide the City with a proposal of structure and driveway placement.

Mr. Poston stated he already has drawings of the pad area of the structures, but not detailed plans. A PDF can be sent of what is currently available. Lot three and four would be 75 feet off of the road to keep alignment of the houses. Lot two would be a little closer than lot one.

Mr. Gau asked if the driveways will be an issue.

Mr. Poston stated no, he agrees the curve needs to be avoided.

Ms. Sprick stated the Board of Aldermen will consider their recommendation, so any condition can be added.

Mr. Poston stated MSD and Missouri American Water approval will have to be submitted before it is reviewed by the Board of Aldermen.

Mr. Svoboda asked why lot three is much smaller than lot four.

Mr. Poston stated land negotiations determine the sizes.

Michelle Ohle, resident stated smaller size housing is needed in the area. There are concerns with the driveway access. The grades of the lands and existing vegetation make the site of the driveways difficult.

Mr. Poston stated that before the residence is designed, all topography will be considered. Plans will be made to make sure visibility is acceptable. The vegetation can be removed and maintained. The size of the lots were requested by purchasers.

Ms. Ohle stated she would like to see proposed site footprints and layouts.

Mr. Poston stated that information can be provided for the homes, but not yet for the driveways. All concerns will be addressed.

Ms. Sprick stated this information does not have to be provided to the Board, but the Commission can make a condition for this.

Mr. Pellegrini asked if any investigation has been made of the spring that may be on the property.

Mr. Poston stated the park area is a sinkhole and they have not received any factual information for the spring. Arrangements would have to be made if there is one. These things will be worked out as development is planned.

Mr. Pellegrini stated he was against the cluster homes. He and the other neighbors are not opposed to this development besides the few items he brought up.

Mr. Poston stated his concerns will be addressed.

Mr. Gau stated the concerns will be added to the conditions.

Mr. Beiter stated a condition needs to be added that drawings are provided that shows where driveways will be located.

Mr. Gau stated he would like them to provide preliminary drawings to the Board.

Mr. Beiter asked if how the petitioner feels about delaying another month.

Mr. Poston stated at this point and having properties under contract, deadlines need to be met.

Mr. Beiter asked if this will come back to the Commission at all.

Ms. Sprick stated no.

Mr. Gau made a motion that P-07-20 Petition for a Minor Subdivision, submitted by THD Design Group, for the properties at 4055 South Lindbergh Boulevard and 9255 Robyn Road be recommended to the Board of Aldermen for approval with the following conditions: addresses for the proposed lots be assigned by St. Louis County, the variance for the size of the accessory structure on Proposed Lot 4 be approved by the Board of Adjustment, the sanitary sewer connection be approved by MSD , and concept drawing must be provided to the Board of Aldermen for installation of driveways on lots 2, 3, and 4, all driveways must have a turn around area, so there is room to pull out onto the street facing forward, the petitioner will pay the City in lieu of sidewalks, and the construction of a home on the lot with an accessory structure must begin within 12 months. Mr. Pellegrini seconded the motion, and it was unanimously approved.

P-08-20 Petition for a Minor Subdivision, submitted by Dennis & Lori Wahlig, for the properties at 12851 West Watson Road.

THIS PETITION HAS BEEN POSTPONED

OTHER MATTERS DEEMED APPROPRIATE

Mr. Svoboda asked about changing the speed limit on Old Gravois Road from 30 to 35 mph.

Mr. Beiter stated that is a question for the Board of Aldermen.

ADJOURNMENT

Mr. Gau made a motion to adjourn the meeting at 12:30 P.M. Mr. Young seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape