

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, OCTOBER 7, 2020

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met by Zoom meeting on Wednesday, October 7, 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
	Michael Hopfinger	-Member
	Roger Kaiser	-Member
	Rich Gau	-Member
	Mike Svoboda	-Member
	Frank Pellegrini	-Member
	Robert E. Jones	-City Attorney
	Lynn Sprick	-City Planner
Absent:	Terry Beiter	-Chairman
	Todd Powers	-Member
	Brian VanCardo	-Member
	Bryson Baker	-City Engineer

APPROVAL OF THE MINUTES

Copies of the minutes of the July 1, 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. Hopfinger seconded the motion, and it was unanimously approved.

NEW BUSINESS:

P-09-20 Petition for a Final Development Plan, submitted by Ryan Winter, for the properties at 13066, 13084, 13098 and 13086 Gravois Road.

Ms. Sprick stated this approval will finalize the platting process for the industrial park. There are nine lots, and five lots currently contain existing developments. In July, the Board of Adjustment approved two variances. The first variance is for site coverage on lots four and five. The second variance was to approve lighting standards for existing businesses on lots three, four, five and eight. Any new development or change to an existing lot will require an Amended Development Plan. Staff recommends approval with conditions that the sidewalk fee be submitted before the mylar is recorded and that all access and roadway easements must be recorded on the plat.

Mr. Svoboda asked if Winter Industrial will remain private.

Ms. Sprick replied yes.

Mr. Pellegrini made a motion that P-09-20 Petition for a Final 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 conditions that the petitioner pays the City in lieu of sidewalk installation prior to recording the Plat with St. Louis County and all access and roadway easements must be recorded with St. Louis County, as part of the plat. Mr. Young seconded the motion, and it was unanimously approved.

It should be noted that the following two petitions were heard simultaneously, but voted on separately.

- P-10-20 Petition for an Amended Development Plan, submitted by Broadway Restaurant Group, for demolition and reconstruction of an existing restaurant at 10734 Sunset Hills Plaza.

- P-11-20 Petition for an Amended Conditional Use Permit, submitted by Broadway Restaurant Group, for a restaurant with a drive through, which is considered a motor vehicle oriented business (MVOB) at 10734 Sunset Hills Plaza.

Ms. Sprick stated that the square footage should be shown as 3,356, but the site is the same. The restaurant was constructed in 1985, the renovations will be a more modern version of what currently exists. The site coverage and the site plan are changing. All requirements will be met, besides the lighting requirement. A variance will be necessary for lighting. This is a motor vehicle oriented business, which requires a Conditional Use Permit. There are two drive-thru lanes, which merge into one lane for a

service window. A traffic impact study is required, but is not complete. The business hours are from 6:00 am to midnight. Staff recommends approval with conditions. Board of Adjustment must approve the lighting variance or the lighting must be redesigned to meet requirements, the traffic study must be reviewed and the fire district must approve the plan.

John Scheebaum, Civil Engineer, was present and stated this is an upgrade to the facility. A traffic study will be submitted. The access locations on site will be improved. It will be made to be a one way site, which is better for circulation.

Mr. Hopfinger stated he is not certain as to whether or not the landscaping along Lindbergh Boulevard is sufficient. And asked if the landscaping would remain untouched or if it will be improved.

Mr. Sheebaum stated that the landscaping along the frontage will be improved. There is no regulation for landscaping in that area, but they would like it to look nice. The landscape area will be impacted, but it will be upgraded. The sidewalk will be extended along the front of the property. The area will be limited, but landscaping will be added around the monument sign and trees will be planted. The drive-thru will have landscaping as well.

Mr. Gau asked Ms. Sprick to elaborate on the light issue.

Ms. Sprick stated that the City ordinance is outdated and does not address current standard lighting. Most new developments do not meet the requirements.

Mr. Gau asked if the proposed code will address lighting more accurately.

Ms. Sprick stated the new code refers to St. Louis County standards.

Mr. Gau asked if this project would meet County standards.

Mr. Sheebaum was not certain if the project would meet St. Louis County standards.

Ms. Sprick stated City landscape requirements do not apply until a site has 30 spaces and this site has less than the requirement.

Mr. Svoboda asked if their sign is considered a pole sign.

Ms. Sprick stated if they keep the sign, it would have to be landscaped or the pole would have to be screened.

Mr. Scheebaum stated the sign will most likely be upgraded by a different company.

Ms. Sprick stated this will be addressed before the project goes to the Board of Aldermen.

Mr. Svoboda made a motion that P-10-20 Petition for an Amended Development Plan, submitted by Broadway Restaurant Group, for demolition and reconstruction of an existing restaurant at 10734 Sunset Hills Plaza be recommended to the Board of Aldermen for approval with the conditions that the Board of Adjustment approves the proposed photometric plan or the plan must be redesigned to meet current requirements, the City Engineer must review the traffic study, and the Mehlville Fire District must approve the project. Mr. Young seconded the motion, and it was unanimously approved.

Mr. Hopfinger made a motion that P-11-20 Petition for an Amended Conditional Use Permit, submitted by Broadway Restaurant Group, for a restaurant with a drive through, which is considered a motor vehicle oriented business (MVOB) at 10734 Sunset Hills Plaza. Mr. Young seconded the motion, and it was unanimously approved.

OTHER MATTERS DEEMED APPROPRIATE

Mr. Gau asked when the new Code will be addressed.

Ms. Sprick stated not until a meeting can held in person.

Mr. Gau asked if it can be discussed without a vote.

Mr. Jones stated the meeting would have to be published.

Ms. Sprick stated a meeting could be set up.

Mr. Gau stated a discussion will be held at the December meeting.

Mr. Pellegrini asked if the rewrite follows the instructions the consultants were given.

Ms. Sprick stated yes, they went back to the original zoning districts.

Mr. Pellegrini asked if Planned Developments will be allowed in residential areas. He wants to make sure this is not a possibility with the way it is written.

ADJOURNMENT

Mr. Pellegrini made a motion to adjourn the meeting at 10:26 A.M. Mr. Young seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape

DRAFT