



**BILL NO. 60**

**ORDINANCE NO. 2138**

**AN ORDINANCE REPEALING LOAD LIMITS FOR OLD GRAVOIS ROAD BRIDGE.**

WHEREAS, The Old Gravois Road bridge has been replaced and the load limitations are no longer applicable.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: Section 17-25 of the Code of Ordinances of the City of Sunset Hills shall be repealed in its entirety.

Section 2: This Ordinance shall take effect immediately upon its passage and approval.

PASSED THIS 14th DAY OF May, 2019.

Patricia A. Julius  
MAYOR

APPROVED THIS 14th DAY OF May, 2019.

Patricia A. Julius  
MAYOR

ATTEST:

Li Jtn  
CITY CLERK/CITY ADMINISTRATOR



**BILL NO. 57**

**ORDINANCE NO. 2137**

**AN ORDINANCE APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY AT 12630 ROTT ROAD.**

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1. The Preliminary Development Plan designated P-37-16 submitted by the Peace Haven Association is hereby approved, subject to the following conditions:

- A. The proposed service drive on the East side of the building must be approved by Fenton Fire District and a sign must be placed at the entrance to the service drive identifying it as such.
- B. In lieu of sidewalk installation, the Petitioner shall provide payment to the City in an amount equal to the present cost of sidewalk installation.

Section 2. This Ordinance shall take effect immediately upon passage and approval.

PASSED THIS 14th DAY OF May, 2019.

Patricia A. Julius  
MAYOR

APPROVED THIS 14th DAY OF May, 2019.

Patricia A. Julius  
MAYOR

ATTEST:

Li Jhu  
CITY CLERK/CITY ADMINISTRATOR



**BILL NO. 56**

**ORDINANCE NO. 2136**

**AN ORDINANCE APPROVING A ZONING CHANGE FROM R-2 SINGLE FAMILY RESIDENTIAL TO PD-LC (C) PLANNED DEVELOPMENT – LIMITED COMMERCIAL FOR THE PROPERTY AT 12630 ROTT ROAD.**

WHEREAS, a petition was received from Peace Haven Association for a zoning change from R-2 Single Family Residential to PD-LC (C) Planned Development – Limited Commercial for the property at 12630 Rott Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; and

WHEREAS, a meeting before the Planning and Zoning Commission was held on March 6, 2019, upon the petition, notice of which was published and posted according to law and ordinance; and

WHEREAS, the Planning and Zoning Commission has submitted its report to the Board of Aldermen and has recommended that a zoning change from R-2 Single Family Residential to PD-LC (C) Planned Development – Limited Commercial for the property at 12630 Rott Road be approved in accordance with the petition received.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A zoning change from R-2 Single Family Residential to PD-LC Planned Development – Limited Commercial for the property at 12630 Rott Road is hereby approved.

Section 2. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS 14th DAY OF May, 2019.

Patricia A. Julius  
MAYOR

APPROVED THIS 14th DAY OF May, 2019.

Patricia A. Julius  
MAYOR

ATTEST:

[Signature]  
CITY CLERK/CITY ADMINISTRATOR



**BILL NO. 55**

**ORDINANCE NO. 2135**

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO ADD “NON-MEDICAL RELIGIOUS INSTITUTION” AS A CONDITIONAL USE IN THE C-1 COMMERCIAL DISTRICT.**

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: The petition of Peace Haven Association for a text amendment was presented to the Planning and Zoning Commission of the City of Sunset Hills on March 6, 2019. The Planning and Zoning Commission recommended approval of the petition for a text amendment.

Section 2: A public hearing upon the petition of Peace Haven Association for a text amendment was held on April 23, 2019 before the Board of Aldermen of the City of Sunset Hills.

Section 3: Appendix B, Section 4.9-3 shall be amended by adding a new subsection (GG) as follows:

(GG) Non-Medical Religious Institution

Section 4: Appendix B, Section 3.1 shall be amended by adding the following definition:


Non-Medical Religious Institution: A religious facility providing nursing service for both in-patient and out-patient care.

Section 5: Appendix B, Section 6.5-1, Schedule of off street parking requirements shall be amended by adding the following:

Non-Medical Religious Institution-one (1) space for every four (4) beds, plus one (1) space for every two (2) employees, plus one (1) space per bed for visitor parking.

Section 6: This Ordinance shall take effect immediately upon its passage and approval.

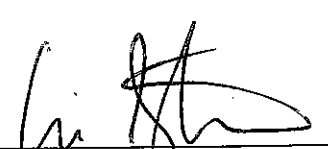
PASSED THIS 14th DAY OF May, 2019.

  
MAYOR

APPROVED THIS 14th DAY OF May, 2019.

  
MAYOR

ATTEST:

  
CITY CLERK/CITY ADMINISTRATOR



**BILL NO. 58**  
**ORDINANCE NO. 2134**

**AN ORDINANCE GRANTING AN AMENDED CONDITIONAL USE PERMIT TO MISSOURI AMERICAN WATER COMPANY TO CONSTRUCT A STEEL STRUCTURE TO HOUSE MECHANICAL EQUIPMENT AT 13190 GRAVOIS ROAD.**

WHEREAS, a petition was received from Missouri American Water Company to construct a steel structure to house mechanical equipment at 13190 Gravois Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, public notice of a meeting of the Planning and Zoning Commission upon said petition was posted according to law and ordinance; and

WHEREAS, a meeting was held before the Planning and Zoning Commission on March 6, 2019, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, a public hearing was scheduled before the Board of Aldermen on April 23, 2019 in accordance with the Zoning Regulations, Appendix B of the Code of Ordinances.

Based on the entire record of this application, being the evidence presented at the public hearing and the exhibits submitted at such hearing, the Board of Aldermen of the City of Sunset Hills makes the following findings of fact and conclusions of law:

**FINDINGS OF FACT**

1. The proposed site is zoned "NU" Non-Urban.
2. The Amended Conditional Use Permit Application requests the right to construct a steel structure to house mechanical equipment at 13190 Gravois Road.
3. The Planning and Zoning Commission has recommended that the Amended Conditional Use Permit be approved.
4. The provisions of Appendix B-Zoning Regulations of the Code of Ordinances, Sec. 7.3 require the Board of Aldermen to determine after hearing whether or not such conditional use will:

- (A) Substantially increase traffic hazards or congestion
- (B) Substantially increase fire hazards.
- (C) Adversely affect the character of the neighborhood.
- (D) Adversely affect the general welfare of the community.
- (E) Overtax public utilities
- (F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3
- (G) Conflict with the goals and objectives or proposed land use in the

Comprehensive Plan.

In this regard, the Board of Alderman finds that the proposed conditional use will not:

(A) SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR  
CONGESTION

(B) SUBSTANTIALLY INCREASE FIRE HAZARDS.

(C) ADVERSELY AFFECT THE CHARACTER OF THE  
NEIGHBORHOOD.

(D) ADVERSELY AFFECT THE GENERAL WELFARE OF THE  
COMMUNITY.

(E) OVERTAX PUBLIC UTILITIES

(F) CONFLICT WITH STANDARDS CONTAINED IN SUBSECTIONS  
7.3-2 AND 7.3-3 OF THE CODE OR ORDINANCES.

(G) CONFLICT WITH THE GOALS AND OBJECTIVES OR PROPOSED  
LAND USE IN THE COMPREHENSIVE PLAN.

## CONCLUSIONS OF LAW

The Board of Aldermen concludes that, based upon the facts found herein and the findings of the Board that the standards for the issuance of Conditional Use permits as set forth in Sec. 7.3 of the Zoning Regulations Code of Ordinances are not violated, an Amended Conditional Use Permit shall issue to Petitioner herein as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. An amended conditional use permit, subject to the conditions hereinafter specifically set forth, is hereby granted to Missouri American Water Company, to use the premises in the City of Sunset Hills, Missouri, known as 13190 Gravois Road for construction of a steel structure to house mechanical equipment, as is made and provided for in the zoning regulations, Appendix B of the Code of Ordinances.

Section 2. The conditional use permit hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, except by permission of the City of Sunset Hills in accordance with Section 7.4-5.

Section 3. The conditional use permit hereby issued and referred to in Section 1, shall be valid only if the following conditions are observed by permittee:

None.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 23rd day of April, 2019.

*Patricia Julius*

MAYOR

APPROVED this 23rd day of April, 2019.

*Patricia Julius*

MAYOR

ATTEST:

*C. J. St...*  
CITY CLERK/CITY ADMINISTRATOR





**BILL NO. 54**

**ORDINANCE NO. 2133**

**AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN FOR DAKOTA BLENDERS LLC TO ADD A DUST COLLECTOR IN THE APPROVED FINAL DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 12927 GRAVOIS ROAD.**

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: Amended Development Plans were previously approved by the Board of Aldermen in 2013, 2014 and 2017 for the property at 12927 Gravois Road.

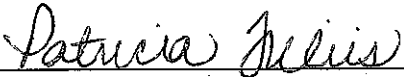
Section 2: A public hearing upon the petition of Dakota Blenders LLC for an Amended Development Plan to add a dust collector in the approved Final Development Plan for the property located at 12927 Gravois Road was held on April 23, 2019 before the Board of Aldermen of the City of Sunset Hills.

Section 3: The Amended Development Plan submitted by Dakota Blenders LLC to add a dust collector in the approved Final Development Plan for the property located at 12927 Gravois Road is hereby approved, subject to the following condition:

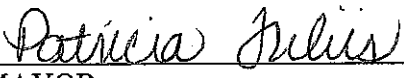
- a. The proposed ground mounted equipment must be screened in accordance with Appendix B Zoning Regulations, Section 5.13-3(A).

Section 4: This ordinance shall take effect immediately upon its passage and approval.

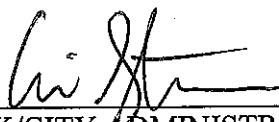
PASSED THIS 23rd DAY OF April, 2019.

  
MAYOR

APPROVED THIS 23rd DAY OF April, 2019.

  
MAYOR

ATTEST:

  
CITY CLERK/CITY ADMINISTRATOR



**BILL NO. 53**

**ORDINANCE NO. 2132**

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A SUBDIVISION PLAT FOR A LOT SPLIT OF THE PROPERTY AT 12240 MENTZ HILL ROAD AS PROVIDED IN APPENDIX A, SECTION 4 OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS, MISSOURI.**

WHEREAS, a plan has been received from Lisa LaCompte for a lot split of the property at 12240 Mentz Hill Road in the City of Sunset Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Subdivision Plat made a part hereof and attached hereto as Exhibit 1 for a lot split of the property at 12240 Mentz Hill Road, as submitted to the Board of Aldermen, is hereby approved, subject to the following conditions:

1. A new address must be issued by St Louis County and recorded on the plat.
2. In lieu of sidewalk installation, the Petitioner shall provide payment to the City in an amount equal to the present cost of sidewalk installation. This fee only applies to the newly created lot.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Subdivision Plat by affixing their signatures and the official seal of the City of Sunset Hills to a certification of approval upon the Subdivision Plat of the Lot split of 12240 Mentz Hill Road, as submitted.

Section 3. The Subdivision Plat attached hereto as Exhibit 1 is hereby accepted for the development of Balmes Estates.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS 23rd DAY OF April, 2019.

  
MAYOR

APPROVED THIS 23rd DAY OF April, 2019.

  
MAYOR

ATTEST:

  
CITY CLERK/CITY ADMINISTRATOR



ORDINANCE NO. 2131

**AN ORDINANCE PROVIDING FOR THE REGULATION OF TATTOOING ESTABLISHMENTS AS A CONDITIONAL USE IN THE PD-LI ZONING DISTRICT.**

WHEREAS, the Board of Aldermen has determined that it is in the interest of public health and safety to regulate the zoning of tattooing establishments; and

WHEREAS, the Board of Aldermen has determined that the PD-LI zoning district is appropriate for the location of tattooing establishments with a Conditional Use Permit.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:**

**Section 1.** Appendix B, Section 3, Definitions of the Code of Ordinances of the City of Sunset Hills shall be amended by adding the following:

*Tattooing:* any method of placing designs, letters, scrolls, figures or symbols upon or under the skin with ink or colors, by the aid of needles or instruments, including such services by a licensed doctor or nurse.

*Tattooing establishment:* Any place or facility where tattooing is performed.

**Section 2.** Appendix B, Section 4.10-13 (A) 2 of the Code of Ordinances of the City of Sunset Hills shall be amended by adding the following thereto:

- i. Tattooing establishments.

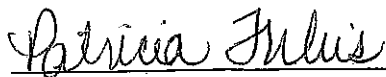
**Section 3.** Tattooing establishments shall be subject to the same parking requirements as Personal services, as stated in Section 6.5 of Appendix B of the Code of Ordinances of the City of Sunset Hills.

**Section 4.** This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS 23rd DAY OF April, 2019.

  
MAYOR

APPROVED THIS 23rd DAY OF April, 2019.

  
MAYOR

ATTEST:

  
CITY CLERK/CITY ADMINISTRATOR



**BILL NO. 52**

**ORDINANCE NO. 2130**

**AN ORDINANCE ELECTING TO PARTICIPATE IN THE SHOW ME GREEN SALES TAX HOLIDAY.**

WHEREAS, the Board of Aldermen, by passage of an ordinance, may allow the tax exemption for energy star certified new appliances to apply to the City's local sales taxes by enacting an ordinance electing to participate in the Show Me Green Sales Tax Holiday.


BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: Pursuant to Section 144.526 R.S.Mo., the City hereby elects to participate in the 2019 Show Me Green Sales Tax Holiday during a seven-day period beginning at 12:01 AM on April 19 and ending at midnight on April 25.

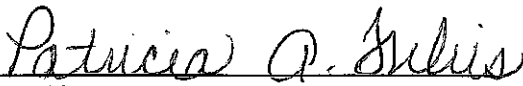
Section 2: The City Clerk/City Administrator is directed to notify the Department of Revenue of the passage of this ordinance not less than 45 calendar days prior to the beginning date of the sales tax holiday.

Section 2: This ordinance shall take effect immediately upon its passage and approval.

PASSED THIS 12th DAY OF March, 2019.

  
MAYOR

APPROVED THIS 12th DAY OF March, 2019.

  
MAYOR

ATTEST:

  
CITY CLERK/CITY ADMINISTRATOR

