

**CITY OF SUNSET HILLS  
BOARD OF ALDERMEN  
MEETING AGENDA  
MARCH 28, 2023  
6:00 P.M.**

**A Special meeting of the Board of Aldermen was called by Mayor Patricia Fribis and will be held in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard  
And virtually via Zoom**

**<https://us02web.zoom.us/j/85476454684?pwd=ckx4Q3ZhaWt3UVhDVHBTnBhdUVJQT09>**

**You can join the meeting via Zoom.com**

**Or, you can dial in at 312-626-6799**

**Meeting ID: 854 7645 4684**

**Password: 866420**

**Public comments will be taken at the meeting, however, if you are unable to attend and wish to submit comments to be read aloud into the record on any topics other than the public hearings, please submit them in writing to [bgillett@sunset-hills.com](mailto:bgillett@sunset-hills.com) no later than 4 pm on Tuesday, March 28, 2023. All submittals must include your name and address. Comments must not contain vulgar language or exceed three minutes in duration.**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MINUTES

Approval of the minutes of the March 14, 2023 regular session meeting and the March 21, 2023 special and closed session meetings.

Documents:

[MINUTES DRAFT BOA MARCH 14 2023.PDF](#)

[MINUTES DRAFT BOA SPECIAL MEETING MARCH 21 2023.PDF](#)

5. CONSENT AGENDA

- a) Request by Prestige Pools to hold their annual Spring tent sale May 12 through May 21, 2023 at 10416 Watson Road
  
- b) Request by Beer Outside for temporary liquor license for the Laumeier Art Fair at 12580 Rott Road May 12-14, Night Out series 5.25.23, 6.23.23, 7.28.23 and Laumeier After Dark 11.4.23.

Documents:

[CONSENT AGENDA PRESTIGE POOLS ANNUAL SPRING TENT SALE.PDF](#)  
[CONSENT AGENDA BEER OUTSIDE TEMPORARY LIQUOR LICENSE REQUEST 2023 EVENTS.PDF](#)

6. PUBLIC HEARINGS

7. PUBLIC COMMENT

8. OLD BUSINESS

8.I. BILL NO. 51

An Ordinance granting a Conditional Use Permit to QPS Missouri Holdings , LLC for a change of use at 10425 Watson Road to authorize a Comprehensive Dispensary Facility, per application P-09-23  
**SECOND READING**

Documents:

[BILL NO 51 UDO MARIJUANA BUSINESSES 1\) P-09-22 COVER PAGE 2ND READING \(002\).PDF](#)  
[BILL NO 51 ORD GRANTING CUP FOR MARIJUANA DISPENSARY 10425 WATSON AMENDED 3.23.23.PDF](#)  
[BILL NO 51 UDO MARIJUANA BUSINESSES 3\) P-09-23 APPLICATION.PDF](#)  
[BILL NO 51 UDO MARIJUANA BUSINESSES 4\) P-09-23 UPDATED STAFF REPORT.PDF](#)  
[BILL NO 51 UDO MARIJUANA BUSINESSES 5\) P-15-20 SITE PLAN.PDF](#)  
[BILL NO 51 UDO MARIJUANA BUSINESSES 6\) P-09-23 TRAFFIC STUDY \(2\).PDF](#)  
[BILL NO 51 UDO MARIJUANA BUSINESSES 7\) P-09-23 SECOND READING REQUEST.PDF](#)  
[BILL NO 51 UDO MARIJUANA BUSINESSES 8\) P-09-23 PUBLIC HEARING.PDF](#)

8.II. BILL NO. 52

An Ordinance amending Section 8 of the Unified Development Ordinance of the City of Sunset Hills, Missouri relating to Conditional Use Permits  
**SECOND READING**

Documents:

[BILL NO 52 1\) P-10-23 COVER PAGE 2ND READING.PDF](#)  
[BILL NO 52 2\) ORDINANCE AMENDING UDO - CUP STANDARD \(2\).PDF](#)  
[BILL NO 52 3\) P-10-23 APPLICATION \(002\).PDF](#)

[BILL NO 52 4\) P-10-23 UPDATED STAFF REPORT.PDF](#)  
[BILL NO 52 5\) P-10-23 PUBLIC HEARING.PDF](#)

8.III. BILL NO. 53

An Ordinance approving and adopting a budget adjustment to the 2022 budget

**SECOND READING**

Documents:

[BILL NO 53 AGENDA ITEMS COVER PAGE - MAR 28 2022 BUDGET ADJUSTMENTS \(003\).PDF](#)  
[BILL NO 53 BUDGET ADJUSTMENT- FINAL 2022.PDF](#)  
[BILL NO 53 FINAL 2022 BUDGET ADJUSTMENTS.PDF](#)

8.IV. BILL NO. 54

An Ordinance approving and adopting a budget adjustment to the 2023 budget

**SECOND READING**

Documents:

[BILL NO 54 AGENDA ITEMS COVER PAGE - MAR 28 2023 BUDGET ADJUSTMENT \(003\).PDF](#)  
[BILL NO 54 BUDGET ADJUSTMENT- BUDGET ADJ 2023.PDF](#)  
[BILL NO 54 2023 BUDGET ADJUSTMENT.PDF](#)

8.V. BILL NO. 55

An Ordinance authorizing Missouri American Water Company to install one (1) new fire hydrant and relocate two (2) fire hydrants for the Bass Pro Shops in the City of Sunset Hills, Missouri

**SECOND READING**

Documents:

[BILL NO 55 1\) BASS PRO SHOPS COVER PAGE 2ND READING \(2\).PDF](#)  
[BILL NO 55 2\) BASS PRO SHOPS FIRE HYDRANT ORDINANCE.PDF](#)  
[BILL NO 55 3\) BASS PRO SHOPS FIRE DISTRICT APPROVAL.PDF](#)  
[BILL NO 55 4\) BALL PRO SHOPS SITE PLAN.PDF](#)

8.VI. BILL NO. 56

An Ordinance authorizing Missouri American Water Company to install three (3) new fire hydrants for the Sunset Reserve Subdivision in the City of Sunset Hills, Missouri

**SECOND READING**

Documents:

[BILL NO 56 1\) SUNSET RESERVE COVER PAGE 2ND READING \(2\).PDF](#)  
[BILL NO 56 2\) SUNSET RESERVE FIRE HYDRANT ORDINANCE.PDF](#)  
[BILL NO 56 3\) SUNSET RESERVE FIRE DISTRICT APPROVAL.PDF](#)  
[BILL NO 56 4\) SUNSET RESERVE SITE PLAN.PDF](#)

8.VII. BILL NO. 57

An Ordinance authorizing Missouri American Water Company to install one (1) new fire hydrant for the Vistas at Stone Castle in the City of Sunset Hills, Missouri

SECOND READING

Documents:

[BILL NO 57 1\) VISTAS AT STONE CASTLE COVER PAGE 2ND READING \(2\).PDF](#)  
[BILL NO 57 2\) VISTAS AT STONE CASTLE FIRE HYDRANT ORDINANCE.PDF](#)  
[BILL NO 57 3\) VISTAS AT STONE CASTLE FIRE DISTRICT APPROVAL.PDF](#)  
[BILL NO 57 4\) VISTAS AT STONE CASTLE SITE PLAN.PDF](#)

9. NEW BUSINESS

9.I. BILL NO. 58

An Ordinance amending Section 17-317, Parking of Commercial Vehicles and restrictions thereon, to prohibit Commercial Vehicles from parking on driveways in residential areas if visible from street

FIRST READING

Documents:

[BILL NO 58 COVER PAGE - COMMERCIAL VEHICLE PARKING \(2\).PDF](#)  
[BILL NO 58 ORD - PROHIBITING COMMERCIAL VEHICLES ON DRIVEWAYS.PDF](#)

9.II. BILL NO. 59

An Ordinance amending Section 2-9, No smoking in City facilities, to expand and clarify that all smoking is prohibited on all City leased and owned property

FIRST READING

*\*Staff has requested a second reading*

Documents:

[BILL NO 59 COVER PAGE - NO SMOKING.PDF](#)  
[BILL NO 59 ORDINANCE AMENDING NO SMOKING SECTION.PDF](#)

9.III. BILL NO. 60

An Ordinance approving a contract with JSB Tapawingo Holdings, LLC. And authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

FIRST READING

Documents:

[BILL NO 60 COVER PAGE - TAPAWINGO W WATSON PHASE 1 PROPERTY.PDF](#)  
[BILL NO 60 ORDINANCE FOR APPROVAL TAPAWINGO.PDF](#)  
[BILL NO 60 PARCEL 5 AGREEMENT LETTER.PDF](#)  
[BILL NO 60 -05 ADMINISTRATIVE SETTLEMENT.PDF](#)  
[BILL NO 60 PARCEL 5 TITLE REPORT.PDF](#)  
[BILL NO 60 SUNSET HILLS GWD.PDF](#)

10. APPOINTMENTS

- a) Todd Powers: Planning and Zoning Commission term to expire 02/01/2027
- b) Michael Hopfinger : Planning and Zoning Commission term to expire 02/01/2027
- c) Roger Kaiser- Planning and Zoning Commission term to expire 04/23/2027

11. GENERAL DISCUSSION

12. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.21.(1)AND(2) TO DISCUSS LEGAL AND REAL ESTATE MATTERS

Documents:

[CLOSED AGENDA MEETING MARCH 28, 2023 \(2\).PDF](#)

13. ADJOURNMENT