

BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI

THURSDAY, JANUARY 28, 2021

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met by Zoom meeting on Thursday, January 28, 2021. The meeting convened at 10:00 A.M.

ROLL CALL

Present:	William Weber	-Member
	Larry Smith	-Member
	Mark Naes	-Member
	Jerome Cox	-Member
	Lynn Sprick	-City Planner
	Carl Lumley	- Attorney
	Bryson Baker	-City Engineer

Absent:	Joshua Arnold	-Member
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APPROVAL OF MINUTES

Copies of the minutes of the December 17, 2020 Board of Adjustment meeting were distributed to the members for their review. Mr. Smith made a motion to approve the minutes as submitted. Mr. Naes seconded the motion, and it was unanimously approved.

NEW BUSINESS

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

A-05-18 Request by ODPT LLC for the extension of the period of validity for the approval of the appeal to vary the amount a setback may be reduced from 35% to 80% for the construction of a commercial building at 3825 South Lindbergh Boulevard.

A-06-18 Request by ODPT LLC for the extension of the period of validity for the approval of the appeal to vary the rear setback from the required 75 feet to 15 feet for the construction of a commercial building at 3825 South Lindbergh Boulevard.

Ms. Sprick stated the ordinance allows a variance to be valid for six months. If construction has not started in that time frame, they have to come back for an extension. The legal case is in litigation right now, so it must be extended.

Mr. Weber called for a vote on petition A-05-18 Request by ODPT LLC for the extension of the period of validity for the approval of the appeal to vary the amount a setback may be reduced from 35% to 80% for the construction of a commercial building at 3825 South Lindbergh Boulevard. With 3 aye votes and 1 nay votes, the petition was denied.

Mr. Weber called for a vote on petition A-06-18 Request by ODPT LLC for the extension of the period of validity for the approval of the appeal to vary the rear setback from the required 75 feet to 15 feet for the construction of a commercial building at 3825 South Lindbergh Boulevard. With 3 aye votes and 1 nay votes, the petition was denied.

Mr. Lumley stated the petitioner would have to wait a year and re-apply.

Mr. Naes stated that the petitions are from 2018. There has been no effort made to do any construction on the site.

Mr. Weber stated the same petitions cannot be applied for. If they are changed, they can re-apply.

Mr. Lumley stated if they are significantly different, they can re-apply.

A-01-21 Notice of Appeal, submitted by Bill Elder (Image 360 of St Louis) to vary the height of a ground sign from eight feet (8') to seventeen and a half feet (17.5') for the replacement of a monument sign at 9735 Landmark Parkway Drive.

Ms. Sprick stated there are three properties on Landmark Parkway that make up Southwest Executive Center. The existing sign is 21 feet tall and is in failure. It is recommended a condition that landscaping be placed around the base be added to the approval.

Bill Elder, with Image 360, was present and stated the existing sign is leaning and is 21 feet tall. It is set back quite a bit from the road and an eight foot sign would not be visible from Gravois Road. The new sign will be shorter, but visible from the road.

Mr. Cox asked how tall the individual panels are.

Ms. Sprick stated they are 15 inches high.

Mr. Naes asked how the failing sign will be dealt with.

Mr. Elder said it will have to be completely removed. It is a double face sign. The new sign will be single sided and turned facing Gravois Road.

Mr. Smith asked how far from Gravois Road will the sign be located.

Ms. Sprick stated it will be 125 feet from Gravois Road.

Mr. Smith stated the site plan shows only two buildings on the site.

Ms. Sprick stated the sign is for all three properties. The site address shown in the packet is just for one of the addresses.

Mr. Smith asked if in the future one of the other buildings would want another sign.

Ms. Sprick stated they could apply for a sign permit on their own property.

Mr. Elder stated the tenant from each building is listed on this sign.

Mr. Smith stated there are dense trees to the east where the sign will be located.

Mr. Elder stated the sign cannot be moved closer to Gravois Road, but the sign will be turned parallel to Gravois Road for better visibility.

Mr. Smith stated a new sign should comply with the sign ordinance.

Mr. Elder stated the sign height is being reduced from what is currently there.

Mr. Weber stated the sign will be a lot smaller and it is quite a ways off of the road.

Ms. Sprick asked if the existing landscaping will remain.

Mr. Elder stated most of the current landscaping will stay. The landscaping directly around it will be removed.

Mr. Weber asked if the landscaping being removed can be replaced.

Mr. Elder stated replacing the landscaping should not be an issue.

Ms. Sprick stated that condition is a recommendation.

Mr. Weber called for a vote on petition A-01-21 Notice of Appeal, submitted by Bill Elder (Image 360 of St Louis) to vary the height of a ground sign from eight feet (8') to seventeen and a half feet (17.5') for the replacement of a monument sign at 9735 Landmark Parkway Drive with the condition that the landscaping being removed be replaced. With 4 aye votes and 0 nay votes, the petition was approved. A roll call vote was taken.

William Weber	-Aye
Larry Smith	-Aye
Mark Naes	-Aye
Jerome Cox	-Aye

With 4 aye votes and 0 nay votes, the petition was approved.

A-02-21 Notice of Appeal, submitted by Bill Elder (Image 360 of St Louis) to vary the square footage of a ground sign from one hundred (100) square feet to one hundred eleven (111) square feet for the replacement of a monument sign at 9735 Landmark Parkway Drive.

This petition has been removed from the agenda.

Any other matters deemed appropriate

Mr. Weber asked what petitions are to be expected next month.

Ms. Sprick stated Tidal Wave may apply for a variance for their lighting standards. They were required to submit as-built plans and they may not meet City requirements. The lighting is not a 0 at the property line and some points of the property exceed the 8 maximum, which throws off the average.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting at 10:31 A.M. Mr. Cox seconded the motion, and it was unanimously approved.

Recording Secretary


Sarina Cape