

BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI
THURSDAY, FEBRUARY 23, 2023

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met in regular session on Thursday, February 23, 2023. The meeting convened at 7:00 P.M.

ROLL CALL

Present:	William Weber	-Member
	Mark Naes	-Member
	Ronald Hack	-Alternate Member
	Larry Smith	-Member
	Joshua Arnold	-Member
	Lynn Sprick	-City Planner
	Lyndee Rodamaker	-Attorney
	Bryson Baker	-City Engineer
Absent:	John Hassis	-Member

APPROVAL OF MINUTES

Copies of the minutes of the January 26, 2023, Board of Adjustment meeting were distributed to the members for their review. Mr. Smith motioned to approve the minutes as submitted. Mr. Naes seconded the motion, and they were unanimously approved.

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

NEW BUSINESS

A-05-23 Petition for a Variance, submitted by John Hellmann (Ad Media LED Signs LLC) to vary the height from eight feet (8') to twelve feet (12') for of a ground sign at 10151 Sappington Road (App D Section 8a).

A-06-23 Petition for a Variance, submitted by submitted by John Hellmann (Ad Media LED Signs LLC) to vary the setback from the required one hundred feet (100') to ten feet (10') from any residentially zoned property for an electronic message sign at 10151 Sappington Road (App D Section 10c).

Ms. Rodamaker stated exhibit one is the City of Sunset Hills Unified Development Ordinance (UDO), exhibit two is Appendix D of the City of Sunset Hills Code of Ordinances, exhibit three is the application for A-05-23, exhibit four is the application for A-06-23, exhibit five is the staff report for A-05-23, exhibit six is the staff report for A-06-23, exhibit seven is the petitioner information for A-05-23 and A-06-23, and exhibit eight is the public hearing information for A-05-23 and A-06-23.

Ms. Sprick was sworn in and stated the existing sign is within St. Louis County right of way. The church would like to replace it, in a new location. The sign's location is at a lower elevation than the road, so the taller sign will help with visibility. The proposed sign code would allow this height. The proposed sign would be ten feet from the southern property line and the church owns this adjacent property. The width of the property is 100 feet, so it will be located 110 feet from a residentially zoned property that is under different ownership. Staff recommends approval with conditions.

John Hellman, with AdMedia Signs, was present, sworn in, and stated they tried for a year to get St. Louis County to let them put the new sign where the current one is located. If it is moved out of the right of way, it will not be visible, and they will have to cut down trees. There are no plans to develop the vacant church property to the south. The sign placement is four feet below street level, so to make it visible they had to make it taller.

Mr. Naes asked if there will be different messages on it.

Mr. Hellman stated yes, it is an electronic message sign.

Mr. Naes asked if it will be on 24 hours a day.

Mr. Hellman stated yes unless they are required to turn it off at a certain time. The sign will dim automatically, as the sun goes down.

Mr. Smith asked about enforcement of the landscape condition, recommended by city staff.

Ms. Sprick stated it will be part of the permit process. When the escrow is released, the inspector will make sure the landscape is in place.

Ms. Sprick asked if the top sign would be lit.

Mr. Hellman stated yes.

Mr. Smith made a motion to amend A-05-23 and A-06-23 to include the conditions that all other current requirements of Appendix D are met, and a landscape island must be installed around the base of the sign. Mr. Arnold seconded the motion, and it was unanimously approved.

Mr. Weber called for a vote on A-05-23 Petition for a Variance, submitted by John Hellmann (Ad Media LED Signs LLC) to vary the height from eight feet (8') to twelve feet (12') for of a ground sign at 10151 Sappington Road (App D Section 8a), as amended. With 5 aye votes and 0 nay votes, the petition was approved.

Mr. Weber called for a vote on A-06-23 Petition for a Variance, submitted by submitted by John Hellmann (Ad Media LED Signs LLC) to vary the setback from the required one hundred feet (100') to ten feet (10') from any residentially zoned property for an electronic message sign at 10151 Sappington Road (App D Section 10c), as amended. With 5 aye votes and 0 nay votes, the petition was approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting at 7:13 P.M. Mr. Arnold seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape