

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, MARCH 2, 2022

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met by Zoom Meeting on Wednesday, March 2, 2022. The meeting convened at 6:00 P.M.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

ROLL CALL

Present:	Rich Gau	-Member
	Todd Powers	-Member
	Mike Svoboda	-Member
	Roger Kaiser	-Member
	Terry Beiter	-Chairman
	Frank Pellegrini	-Member
	Bryson Baker	-City Engineer
	Jim Hetlage	-City Attorney
	Lynn Sprick	-City Planner
Absent:	Steve Young	-Member
	Brian VanCardo	-Member
	Michael Hopfinger	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the February 2, 2022 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Kaiser made a motion to approve the minutes as submitted. Mr. Gau seconded the motion, and it was unanimously approved.

P-05-22 Amended Preliminary Subdivision Plat, submitted by Westview Investments LLC, for a single family residential development at 12300, 12322, and 12330 Robyn Road.

Ms. Sprick stated in May of 2021 the Commission approved a 16 lot subdivision. More property has been acquired and two additional lots are being proposed in the northwest corner of the development. Staff recommends approval. The Improvement Plans will be on the April 6, 2022 agenda. No action from the Board of Aldermen is necessary for this petition. After the Preliminary Subdivision Plat and the Improvement Plans are approved, a Record Plat will be submitted and a recommendation will be made by the Commission to the Board.

Mr. Pellegrini asked if there is any access onto Robyn Road for either lot.

Ms. Sprick stated all access is planned to be on interior streets with no access to Robyn Road.

David Volz, with Volz Engineering, and Mike Borzillo, owner and developer, were present. Mr. Volz stated the additional property was acquired and the Tree Preservation Plan was approved with the extra lots shown. All other aspects of the development remain the same. They are all one acre lots with custom homes on private streets. There will be one detention basin, which is a wet lake.

Mr. Svoboda asked if lot 18 will exit onto Robyn Road.

Ms. Sprick stated no, it will exit onto Sunny Creek Lane.

Mr. Beiter asked if the subdivision trustees have any issues with it.

Ms. Sprick stated this will be addressed more during the Improvement Plans process. It is a public street, so it does not have to be approved by the trustees.

Mr. Svoboda stated lot 18 is not part of the Sunny Creek subdivision.

Ms. Sprick stated it will look like it is part of the subdivision because it accesses Sunny Creek Lane.

Mr. Pellegrini asked how big the lake will be and if there will be a dam.

Mr. Volz stated there will be a dam on the same side as the golf course and it will be approximately $\frac{3}{4}$ of an acre.

Mr. Pellegrini asked if they will need the Department of Natural Resource's approval.

Mr. Volz stated it may not be necessary. It is exempt from their dam building requirements.

Gary Vincent, of 9456 Sunny Creek Lane, was present and stated he notified the trustees of the lot exiting onto Sunny Creek Lane. The two lots previously exited onto

Robyn Road. Lot 18 could access either road. He asked if there is an ordinance requiring the driveway to be on Sunny Creek Lane rather than on Robyn Road.

Mr. Beiter stated as a planner, he would rather see the driveway exiting onto Sunny Creek Lane.

Ms. Sprick stated there is no ordinance for driveway access requirements. Robyn Road is not as safe to put a driveway on. It is not required, but it will be a recommendation.

Mr. Vincent asked if the driveway access will be approved by the Commission and the Board.

Ms. Sprick stated it should be both. It will be shown on the record plat, so it would be recommended by the Commission and voted on by the Board.

Mr. Vincent stated he does not agree with it exiting onto Sunny Creek Lane.

Ms. Sprick asked if he could give her the trustees contact information.

Mr. Vincent replied yes, and mentioned that Sunny Creek Lane is a divided street near the entrance.

Mr. Pellegrini asked why it cannot exit onto the new subdivision's street.

Mr. Svoboda stated they could cut across lot 17.

Mr. Beiter stated if that was done, lot 17 would be less than an acre.

Ms. Sprick stated no one would want an additional driveway coming along the property line.

Mr. Beiter stated it would create a problem with the cul de sac, as well.

Mr. Pellegrini stated lot 17 was part of the original plat, but not 18.

Mr. Svoboda stated 17 & 18 used to be one lot.

Ms. Sprick stated the minimum lot size is one acre.

Mr. Pellegrini stated there is no maximum lot size, so instead of splitting it, it could be a single two acre lot.

Mr. Volz stated the intent was to subdivide it.

Mr. Pellegrini stated Sunny Creek Lane is an established subdivision and a split street. The homeowner would have to come in on the one way side of the street to get to lot 18.

Mr. Gau asked what the divided street looks like.

Ms. Sprick showed the aerial of Sunny Creek Lane's entrance area.

Mr. Volz stated if the driveway is at the southern edge of the property, it would be right at the break of the island at the entrance.

Mr. Svoboda stated the island does not start until 20 or 30 feet in.

Mr. Baker asked Mr. Hetlage when the best time to make the recommendation for the driveway would be.

Mr. Hetlage stated the best time would be during the Improvement Plan process. Having them identify the issue now gives the petitioner a chance to address the situation before the Improvement Plans are complete.

Mr. Gau made a motion that petition P-05-22 Amended Preliminary Subdivision Plat, submitted by Westview Investments LLC, for a single family residential development at 12300, 12322 and 12330 Robyn Road be approved. Mr. Svoboda seconded the motion and it was unanimously approved.

P-06-22 Improvement Plans, submitted by Westview Investments LLC, for a single family residential development at 12300, 12322 and 12330 Robyn Road.

This Petition has been postponed.

ANY OTHER MATTERS DEEMED APPROPRIATE

ADJOURNMENT

Mr. Gau made a motion to adjourn the meeting at 6:34 P.M. Mr. Kaiser seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape