

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF SUNSET HILLS, MISSOURI  
HELD ON WEDNESDAY, AUGUST 3, 2022

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met in regular session via Zoom on Wednesday, August 3, 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

<b>Present:</b>	Rich Gau	-Member
	Frank Pellegrini	-Member
	Roger Kaiser	-Member
	Todd Powers	-Member
	Mike Svoboda	-Member
	Brian VanCardo	-Member
	Bryson Baker	-City Engineer
	Erin Seele	-City Attorney
	Lynn Sprick	-City Planner
<b>Absent:</b>	Steve Young	-Member
	Michael Hopfinger	-Member

**APPROVAL OF THE MINUTES**

Copies of the minutes of the July 6, 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. Pellegrini 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.

- P-15-22      Petition for a Boundary Adjustment Plat, submitted by Balke Brown Transwestern, for the properties at 3850, 3870 & 3872 South Lindbergh Boulevard.
- P-16-22      Petition for an Amended Development Plan, submitted by Balke Brown Transwestern, for the properties at 3850, 3870 & 3872 South Lindbergh Boulevard.

Ms. Sprick stated the property met all zoning requirements when it was constructed in 2005. They would like to move the property lines, which requires a revised Development Plan and must meet current zoning requirements. There are several conditions that do not meet these requirements. They plan to apply to the Board of Adjustment. The property to the east is residential, so a six foot site proof fence is required. It is chain link right now. There are only seven trees and one shrub along South Lindbergh Boulevard, which is not enough to meet the requirements. The landscape islands are below the required area. Parking rows are not to exceed 15 spaces, but a few exceed this. Two loading spaces are required for buildings B and C, but there are not any. The new lighting ordinance requirements must be met. No changes are proposed, so a variance will be required. Staff recommends approval with the condition that all current requirements are met or variances are approved by the Board of Adjustment.

George Stock, with Stock and Associates Consulting Engineers, was present and stated there are currently property lines that go through the buildings. They would like to clean up the property lines to remove any encroachments. This is treated as a new development. They have no intent to make any improvements. Since this is a fairly new development, they thought everything would be compliant. The center is well occupied and well taken care of. They would just like to clean up the title.

Mr. Gau asked at what point the City would require these properties to be brought up to the current City ordinances.

Ms. Sprick stated the City requests things to be brought up to requirements. If a property is well maintained, then there is not really a reason to bring it up to current requirements. If the property was neglected, it may be looked at differently.

Mr. Gau asked if they exceed the lighting or if there is not enough.

Ms. Sprick stated the Code has just changed significantly. Now, cut off fixtures are required and light temperature is measured. Trying to compare what was submitted in 2005 to what is required now is difficult.

Mr. VanCardo made a motion that petition P-15-22 Petition for a Boundary Adjustment Plat, submitted by Balke Brown Transwestern, for the properties at 3850, 3870 & 3872 South Lindbergh Boulevard be approved with the condition that all current requirements are met or variances are approved by the Board of Adjustment. Mr. pellegrini seconded the motion, and it was unanimously approved.

Mr. VanVardo made a motion that petition P-16-22 Petition for an Amended Development Plan, submitted by Balke Brown Transwestern, for the properties at 3850, 3870 & 3872 South Lindbergh Boulevard be recommended to the Board of Aldermen for approval with the condition that all current requirements are met or variances are approved by the Board of Adjustment. Mr. Svoboda seconded the motion, and it was unanimously approved.

P-17-22 Petition for Improvement Plans, submitted by Lynstone Park View LLC, for the properties at 403 Rayburn, 405 Rayburn (part), 402 Spears and 408 Spears (part).

THIS PETITION HAS BEEN POSTPONED.

### **ANY OTHER MATTERS DEEMED APPROPRIATE**

Mr. Gau asked how the Commission can get more feedback to petitioners before the meeting. If they could get them or staff input during the process, they may be more successful.

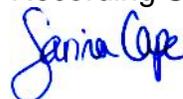
Ms. Sprick stated the easiest way would be for the petitioner to present a Concept Plan.

Mr. Baker stated it helps if each member states their comments and gives feedback. This would give the petitioner a better idea of what the City would approve.

### **ADJOURNMENT**

Mr. Kaiser made a motion to adjourn the meeting at 6:26 P.M. Mr. Pellegrini seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape