

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, OCTOBER 6, 2021

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met by Zoom Meeting on Wednesday, October 6, 2021. 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:	Mike Svoboda	-Member
	Terry Beiter	-Chairman
	Steve Young	-Member
	Rich Gau	-Member
	Roger Kaiser	-Member
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
	Lynn Sprick	-City Planner
Absent:	Brian VanCardo	-Member
	Frank Pellegrini	-Member
	Todd Powers	-Member
	Michael Hopfinger	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the September 1, 2021 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Gau made a motion to approve the minutes as submitted. Mr. Young seconded the motion, and it was unanimously approved.

OLD BUSINESS

P-19-21 Petition for a Text Amendment, submitted by the City of Sunset Hills, adding subsection 5.24, prohibiting the elevation of structures utilizing pier construction in all residential zoning districts.

Ms. Sprick stated on September 1, 2021 the Commission recommended approval for the text amendment to the Board of Aldermen. The Board sent it back to be recommended in bill form. Staff recommends approval with the condition that the wording matches the flood plain ordinance which defines elevated structures as piers, posts, pilings, and columns.

Mr. Jones stated this is consistent with the conversation had by the Board.

Mr. Gau made a motion that P-19-21 Petition for a Text Amendment, submitted by the City of Sunset Hills, adding subsection 5.24, prohibiting the elevation of structures utilizing pier construction in all residential zoning districts be recommended to the Board of Aldermen for approval with the conditions that the words “posts, pilings, and columns” are added. Mr. Svoboda seconded the motion, and it was unanimously approved.

NEW BUSINESS

P-12-21 Petition for a Boundary Adjustment, submitted by HR Sheevam, to adjust property lines between 3650 & 3660 South Lindbergh Boulevard.

-This Petition has been removed from the agenda.

P-20-21 Petition for a Concept Plan, submitted by Nismark LLC, for the redevelopment of properties at 128, 130, 132, 134, 136 & 138 Deane Court.

Ms. Sprick stated currently there are six single family dwellings. In May, a concept plan was presented for a 27 unit apartment building. Now eight attached, single family dwellings are being proposed. There is currently no zoning district to accommodate the proposal. Several text amendments would be required.

Joe Wiedemeier, architect representing the lot owner, was present and stated the owners would like to improve the lots. The earlier concept proposal was too dense for

the area and this is more appropriate. They would be two story, single family residences. There would be eight units spread across the six lots.

Mr. Young asked what the rent would be.

Mr. Wiedemeier was unsure. They are hoping for 2,500 square feet per unit. They will not necessarily be rentals.

Mr. Beiter stated he does not want to discourage them; however it is too dense for the area. Visually, they are not very appealing and there is not enough green space. He suggested reducing the number of units and leaving more green space.

Mr. Gau stated he agrees with the lack of green space. He asked Mr. Beiter if the entire block was being developed in this manner, if it would look better.

Mr. Beiter stated finances and acquiring the extra lots may be an issue.

Mr. Gau asked architecturally what the Commission members thought.

Mr. Beiter stated he would like more variety.

Mr. Young stated it is common to make them all the same economically, but he likes more variety. He also agrees that it may look better, if it was the whole block.

Mr. Gau stated he would like to see more green space.

Mr. Svoboda asked if they could move the garage door entry to the back of the homes.

Mr. Wiedemeier stated the road drops about six feet. The comment about variety is well received. He asked about the change of zoning process.

Mr. Gau asked what changes are proposed in R-6 for the new Code.

Ms. Sprick stated there is a planned overlay in the new Code, which would apply to any zoning district. They would ask for this use in the R-6 district. The density for R-6 would apply, which is six homes. They would still have to ask for a variance or a text amendment.

Mr. Gau stated the text amendments would be more favored if some of the other comments were addressed.

Mr. Beiter stated the Commission wants them to succeed and he would like staff to continue working with them.

Mr. Baker stated most likely, by the time this plan goes through, the new Code will be passed. R-6 will allow Planned Unit Development and they can propose something similar. The density will still be an issue.

Mr. Wiedemeier stated he will be talking to the client about the new Code requirements. He would like to move forward, looking for a solution. He likes the idea of moving the garage doors to the rear, but he is not sure if that is feasible in a six unit building. It may be possible to split them up to where there are six units in two separate buildings.

Mr. Gau stated there is an interest in improving the neighborhood and there is a process for the text amendments. It can work.

Mr. Beiter stated he does not want them to give up. There is something beneficial here and they would like to work with them.

Mr. Svoboda stated there is a ten foot strip that could be added that would help with widths to assist with getting distance between them. There is a ten foot utility easement in the rear yard. He suggested having an easement between these properties and the hotel for the rear garages.

Mr. Kaiser stated anything will be an improvement to the neighborhood. He lives in a neighborhood with zero lot lines and they are in close proximity to the neighbors. Space between some of the buildings would be better.

Mr. Wiedemeier stated duplexes are a possibility with green space in between. The challenge will be with bringing the vehicles behind the structures.

ADJOURNMENT

Mr. Young made a motion to adjourn the meeting at 6:42 P.M. Mr. Gau seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape