

MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 26, 2007, 7:00 P.M.

A. CALL TO ORDER: The regular meeting of the Planning and Zoning Commission was called to order at 7:05 p.m. by Chairman Patrick Donelan.

B. ROLL CALL: The members present were:

Bob Bauer	John Conroy
Patrick Donelan	Edward Hamilton
Robert McClure	Dina Rinder
Alderdwoman Susan Durbin	

The absent members were:

Mark Richert	Nancy Sauerhoff
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Also in attendance were City Administrator, Bob Shelton; Building Commissioner & Zoning Administrator, Jeff Wappelhorst; Planning Consultant, Justin Carney; City Clerk, Leesa Ross; and City Attorney, Lee Curtis.

Also in attendance was Alderdwoman Margot Martin.

C. APPROVAL OF AGENDA: Mr. Donelan asked for a motion to approve the agenda.

MOTION: Mr. McClure motioned and Mr. Conroy seconded to approve the agenda. All Commissioners present voted "Aye". There were no "Nay" votes. **MOTION PASSED.**

D. APPROVAL OF MINUTES: Mr. Donelan asked for a motion to approve the Regular Meeting minutes from Tuesday, April 24, 2007.

MOTION: Mr. Hamilton motioned and Mr. McClure seconded the approval of the Tuesday, April 24, 2007, regular meeting minutes. All Commissioners present voted "Aye". There were no "Nay" votes. **MOTION PASSED.**

E. PUBLIC FORUM (PRESENTATION OF REMARKS AND/OR PETITIONS):

No one made any comments at this time.

F. CHAIRMAN'S COMMENTS:

Mr. Donelan had no comments at this time.

G. COMMENTS BY COMMISSION MEMBERS:

Mr. Conroy stated this is his last Planning & Zoning Commission meeting and that it was an honor to serve the City. He also stated his time on the committee has been rewarding and he enjoys living in Frontenac.

Mr. Donelan thanked Mr. Conroy for his comments.

H. ADMINISTRATOR'S REPORT:

Mr. Shelton introduced Justin Carney as the City's new planning consultant, who is filling the role that Ada Hood had. Mr. Shelton stated Mr. Carney is a Senior Planner for St. Louis County and has worked in the past for local and regional planning departments and East/West Gateway.

I. OLD BUSINESS:

There was no old business.

J. NEW BUSINESS:

1) Trattoria Branica, 10411 Clayton Road, request for outdoor seating.

Mr. Sam Kacar owner of Trattoria Branica stated he is requesting outdoor seating for his restaurant. Mr. Carney presented his zoning report. He stated Mr. Kacar had applied for a Conditional Use Permit for outdoor dining. The proposal consisted of eight round 30" tables, with two chairs and beige umbrellas. The total patio area is 240 square feet. The hours requested for outdoor dining are Monday – Friday, 11 am to 10 pm; Saturday, 5 pm to 11 pm; and Sunday 4 pm to 9 pm.

Mr. Carney also stated Le Chateau is a mixed use area with no outdoor dining. They are proposing beige colored umbrellas which are different from the other awnings in the area. He also stated he is suggesting that all amenities should be limited to the 240 square foot area, beyond that area it encroaches onto the walkway and Ces & Judy's Catering. The area is also a handicapped entrance and walkway.

Mr. Carney stated the request for the dining area is consistent with the City's zoning ordinances and comprehensive plan and also is consistent with Le Chateau. He stated he would recommend approval with the following conditions:

- a. No more than two chairs for each table
- b. All pieces for outdoor dining use should be contained within the area
- c. No lettering or logo on the umbrellas

Mr. Donelan asked if there were any comments by the commission members.

Mr. Conroy asked about an outdoor trash receptacle. Mr. Kacar stated he will not have a trash receptacle outside. He also stated they will only have two umbrellas for the entire outdoor area.

Mr. McClure stated beige umbrellas are a good idea. Alderwoman Durbin stated umbrellas would look wonderful. Ms. Rinder asked how late they will be open for outdoor dining. Mr. Kacar stated Monday – Thursday, until 10:00 pm; Friday and Saturday, until 11:00 pm and Sunday, until 9:00 pm. Ms. Rinder stated a resident of Frontenac Woods is requesting that all outdoor dining end by 10:00 pm.

Mr. Donelan stated he is concerned about the concept of serving the food. He asked what they are serving the food on. Mr. Kacar stated they serve items on a tray stand. They will offer Tapas style dining with a special bistro menu. They will only serve cocktails and appetizers on the patio. Mr. Bauer asked if they will use any paper products outside. Mr. Kacar stated no. Mr. Hamilton stated he believes they will need a waste container, to keep the area clean. Mr. Donelan asked who polices the area, what happens when four people want to dine together. Mr. Kacar stated they will move two tables together. Mr. Conroy stated he did an actual measurement of the area and the area is actually 27 feet long, and stated they have a few extra feet.

Mr. Wappelhorst stated he has concerns regarding the fire egress area inside of the building and asked that they keep the area clean at all times. He also stated there is an issue with lighting and stated there are coach lights outside. Mr. Kacar stated they will also have candles on each table. Mr. Donelan stated Mr. Kacar would have to comply with the rules and regulations of the City of Frontenac. Mr. Shelton read a letter from Lana Wright of Frontenac Woods who asked that the outdoor dining hours be limited to 10:00 pm. Mr. Donelan asked if music is piped outside. Ms. Kantrovitz, General Manager of Le Chateau stated, no it is not currently piped outside and would be restricted.

MOTION: Mr. McClure motioned and Mr. Hamilton seconded approval of the Conditional Use Permit for Trattoria Branica with conditions that limit two chairs per table, there should not be any lettering or logos on the umbrellas, and the hours of operations for the patio should be limited to Monday – Friday, 11 am to 10 pm, Saturday, 5 pm to 11 pm and Sunday, 4 pm to 9 pm. This recommendation will be forwarded to the Board of Aldermen for final approval. All Commissioners present voted “Aye”. There were no “Nay” votes. **MOTION PASSED.**

Mr. Donelan stated Mr. Robert McClure, Mr. Edward Hamilton and Mr. John Conroy’s terms all expire at the end of the month. He asked that the City send a letter of recognition to each, thanking them for their service.

Mr. Hamilton stated it has been a pleasure to serve and a humbling experience.

Mr. McClure stated it has been a great experience and appreciates the democratic process and said it has been a pleasure to serve. He stated he was appointed to the Commission over 30 years ago by Mayor Lawton.

Mr. Donelan stated he would move by acclamation to recognize Mr. McClure, Mr. Hamilton and Mr. Conroy.

K. ANNOUNCEMENT OF NEXT MEETING: Tuesday, July 24, 2007, 7:00 p.m.

L. ADJOURNMENT:

Mr. Donelan asked for a motion and second to adjourn the meeting.

MOTION: Mr. McClure motioned and Mr. Hamilton seconded the meeting be adjourned. All Commissioners present voted "Aye". The vote was unanimous. **MOTION PASSED.**

The meeting adjourned at 7:38 p.m.

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