

**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, SEPTEMBER 23, 2008, 7:00 P.M.**

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 7:00 p.m. by Chairman Patrick Donelan.

B. **SWEAR IN NEWLY APPOINTED COMMISSION MEMBER:**

Mayor Murray swore in Elizabeth Barbieri to a new four year term.

C. **ROLL CALL:** The members present were:

Chairman Patrick Donelan	Kathy Smith
Elizabeth Barbieri	George Purviance
Bob Bauer	Nancy Schnoebelen
Alderman John Wynne	Dr. Tom Moran

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

Also in attendance were Mayor Lee Murray; Alderwoman Susan Durbin; Alderwoman Margot Martin; and Alderman Tom Hizar.

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

**MOTION:** Dr. Moran motioned and Mr. Bauer seconded to approve the agenda. All Commissioners present voted “Aye”. There were no “Nay” votes. **MOTION PASSED.**

E. **APPROVAL OF MINUTES:** Mr. Donelan asked for a motion to approve the minutes of April, 23, 2008.

**MOTION:** Mr. Bauer motioned and Dr. Moran seconded the approval of the April 23, 2008, regular meeting minutes. All Commissioners present voted “Aye”. There were no “Nay” votes. **MOTION PASSED.**

**F. PUBLIC FORUM (PRESENTATION OF REMARKS AND/OR PETITIONS).**

Ms. Jennifer Walsh, owner of Dazzle Boutique in Frontenac Grove stated by not having a monument sign, it does not bring traffic to the center and it is a disadvantage to the owners who are struggling.

Mr. John Sendobry of Commerce Bank in Frontenac Grove thanked the City for allowing the business owners to put up temporary signs and stated the extra signage has seen an increase of traffic to the center, and has had a large impact. He also said it is greatly appreciated by the business owners.

**G. CHAIRMAN'S COMMENTS:**

No comments at this time.

**H. COMMENTS BY COMMISSION MEMBERS:**

Mr. Purviance stated the signage issue is being brought back up and that the monument sign located on the front of Frontenac Grove was placed there by the developer. He stated with it not having the tenant names it serves no retail purpose.

**I. ADMINISTRATOR'S REPORT**

Mr. Shelton stated included in the Commissioner's packet was an article from the Urban Land Institute which was brought forth by Mayor Murray.

**J. OLD BUSINESS:**

None

**K. NEW BUSINESS:**

1. Request for Conditional Use Permit: Beal Bank is initiating a request for a Conditional Use Permit to allow a bank to be located in the Planned Development District at 903 S. Lindbergh.

Mr. Don Beimdiek of Armstrong Teasdale was the legal representative of the owners of Southern Realty and Finance Company, which is representing Beal Bank. He stated his client was not the original developer, but purchased the property early this year with the understanding that it was zoned C1. The application is predicated on the Board of Aldermen approving their request with a recommendation from the Planning & Zoning

Commission. The 1700 square foot space is on the northern side of the building. He further stated Beal Bank has signed a lease, believing it was C1 zoning.

Mr. Mike Wyant a representative of Beal Bank stated the headquarters for the bank is in Plano Texas. This location will not have a drive thru and is a federally chartered retail bank which will offer Certificates of Deposit, Individual Retirement Accounts and Money Markets. He stated they will offer no checking accounts, have no ATM, or offer no consumer loans and is a federally insured depository.

Mr. Wyant stated they are privately owned by one owner and currently have a second location in Nevada. Beal Bank has over \$3,000,000 in assets and \$1,500,000 in capital. They plan to hire local contractors and employees.

Mr. John Cella, Vice President of Southern Real Estate and Finance Company stated when they acquired the property they were under the understanding that it was zoned C1. He said to find a retail tenant for 1700 square feet in that building would be difficult. Questions from the Commission members arose and Mr. Cella responded.

Mr. Wyant advised of future locations in Texas, Washington, Arizona, Florida, New Jersey, New York, Massachusetts, Pennsylvania, Minneapolis, Illinois, Michigan and locations in California, and Nevada. He stated the hours of operations will be typical banking hours, with Saturday hours 9:00 am to 12:00 pm.

Mr. Donelan referred to Mr. Carney's Planning & Zoning report and recommendation. He also said they are purely a recommending body and it would have to go to the Board of Aldermen for final approval.

Dr. Moran stated several of the uses in the Planned Development District were not retail i.e. barber/beauty shop; dance studio; interior design; photography studio. Mr. Curtis stated they sell products that are subject to sales tax and they are more in the nature of retail business. Alderman Wynne asked about the last bullet point; accessory uses. Mr. Curtis stated an accessory use is a similar type of service, looking to retail uses either sales or service. Ms. Barbieri stated she understands the bank would lack sales tax, however this type of business, will help the center. Dr. Moran stated if approved would this be precedent setting? Mr. Curtis stated no, the Planning & Zoning Commission only makes a recommendation and it is not the final decision. He stated the Board of Aldermen could, but not this commission.

Mr. Donelan stated he would entertain a motion at this time.

**MOTION:** Mr. Bauer motioned and Ms. Barbieri seconded to recommend to the Board of Aldermen the request by Southern Realty and Finance Company for a conditional use permit for Beal Bank to be located at 903 S. Lindbergh Blvd.

**POLL VOTE:**

Ms. Barbieri, "Aye"; Alderman Wynne, "Aye"; Mr. Donelan, "Nay"; Ms. Smith, "Nay"; Mr. Purviance, "Aye"; Ms. Schnoebelen, "Nay"; Dr. Moran, "Aye"; Mr. Bauer, "Aye".  
Vote tally, five "Aye" votes, three "Nay" votes. **MOTION APPROVED.**

2. Presentation/Discussion of possible revisions to the sign code.

Mr. Carney gave a presentation and review of the City's sign code regulations. The presentation included a brief history, the City's current wall and monument sign regulations as well as other surrounding communities. The information included sign regulations of similar type Cities across the county as well as future things to consider for changes to our sign code.

Mr. Carney's history included the recent requests for variances and the City's recent approvals and denials. The City's wall sign regulations were presented along with pictures. The City's monument signs were also addressed with pictures of the City's and other community's monument signs.

Mr. Carney asked all the Commission members to look around the City and region to look at signs and stated there will be discussion and suggestions of changes at the next meeting.

Mr. Donelan asked members to remember the sign codes were changed after receiving feedback from the residents during the comprehensive plan process.

K. **ANNOUNCEMENT OF NEXT MEETING:** Tuesday, October 28, 2008, 7:00 p.m.

L. **ADJOURNMENT:**

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

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

The meeting adjourned at 8:25 p.m.