



**MINUTES OF THE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 24, 2009**

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 7:00 p.m. by City Administrator Bob Shelton.

B. **SWEAR IN NEWLY APPOINTED MEMBERS**

Mayor Keith Krieg swore in Philip Kaplan and Mark Richert as the newly appointed members to the Planning and Zoning Commission.

C. **ELECTION OF CHAIRMAN AND SECRETARY**

MOTION: Alderwoman Martin motioned and Mark Richert seconded to approve Philip Kaplan as the Chairman of the Planning and Zoning Committee. All Commissioners present voted "Aye". There were no "Nay" votes. **MOTION PASSED.**

MOTION: Alderwoman Martin motioned and Elizabeth Barbieri seconded to approve George Purviance as the Secretary of the Planning and Zoning Committee. All Commissioners present voted "Aye". There were no "Nay" votes. **MOTION PASSED.**

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

- | | |
|---------------------------|----------------------------|
| ✓ Elizabeth Barbieri | ✓ Mark Richert |
| ✓ Philip Kaplan, Chairman | ✓ Nancy Schnoebelen |
| ✓ Dr. Tom Moran | ✓ Kathy Smith |
| ✓ George Purviance | ✓ Alderwoman Margot Martin |

Also in attendance were Mayor Keith Krieg, City Administrator, Bob Shelton, Building Commissioner & Zoning Administrator, John Morgan; Administrative Clerk, Shari Cooper; and City Attorney, Lee Curtis.

E. **APPROVAL OF AGENDA:** Chairman Kaplan asked for a motion to approve the agenda.

MOTION: Tom Moran motioned and Alderwoman Margot Martin seconded to approve the agenda. All Commissioners present voted "Aye". There were no "Nay" votes. **MOTION PASSED.**

- F. **APPROVAL OF MINUTES:** Chairman Kaplan asked for a motion to approve the minutes of May 26, 2009.

MOTION: Elizabeth Barbieri motioned and Tom Moran seconded the approval of the May 26, 2009, regular meeting minutes. Eight (8) Commissioners present voted "Aye". There were no "Nay" votes. Alderwoman Margot Martin abstained from the vote. **MOTION PASSED.**

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

No comments at this time.

- H. **CHAIRMAN'S COMMENTS:**

No comments at this time.

- I. **COMMENTS BY COMMISSION MEMBERS:**

No comments at this time.

- J. **BUILDING COMMISSIONER'S REPORT:**

No comments at this time.

- K. **OLD BUSINESS:**

No comments at this time.

- L. **NEW BUSINESS:**

1. ITEMPZ112409-1

Applicant: Scott Spicuzza
Home Annex
PO Box 68
Chesterfield, MO 63006

Property Address: 545 Timberwyck

Request: Appeal the decision of the Frontenac Building Design Review Commissioner regarding exterior renovation to 545 Timberwyck.

Mr. Mark Gellman of 16717 Benton Taylor Drive, St. Louis, MO 63005 stated they renovate between 10 – 15 homes per year. He stated he is a licensed real estate agent and on an average homes he renovates on the market only about three days. He

continued stating that the home they are referring to is at 545 Timberwyck off Geyer Road between Clayton and Manchester.

Mr. Gellman stated that the stone effect was rejected by Mike Thaman, Deputy Design Review Commissioner for the City of Frontenac. He understands that everyone has a difference of opinion but the subdivision trustees had signed off on the drawings and designs previous to submitting to the City.

Mr. Scott Spicuzza of 514 King Ridge, Ballwin, MO 63011 stated that there are many different ways to complete the project of the stone/brick look. He gave a brief description of the application.

Mr. George Purviance asked why the company wants to do this application and what the architectural style was. Mr. Spicuzza stated that this is a post WWII / post colonial style.

Mr. Purviance stated that it looks more like a Georgian / Early American style with the gables at both ends of the home and he stated this treatment detracts from the architectural style of the home.

Mr. Gellman stated that he does not know the architecture, but this is what the market is wanting at this time and the market has demanded this type of application. He also stated that without the siding it doesn't take the same value to the home itself.

Ms. Elizabeth Barbieri asked if this had been approved by the subdivision trustees. Mr. Gelmann responded yes. Ms. Barbieri stated that the home isn't being torn down just updating the appearance.

Ms. Nancy Schnoebelen stated that even though this might not be our personal feel, it might be someone else's. The application that is being proposed is just a preference. Dr. Tom Moran concurred that this is a matter of taste and should be the owner's decision and to remember that this has already been approved by the subdivision trustees.

Mr. John Morgan stated that Mr. Mike Thaman had visited properties that were given by the applicants as previously completed with this application. He stated that Mr. Thaman thought they didn't look aesthetically appealing. The homes didn't have any curb appeal.

Ms. Schoebelen stated that she was just thrilled that this home isn't being torn down and they were updating the original home.

MOTION: Mr. Richert motioned and Ms. Schoebelen seconded approval to overturn the decision of the Deputy Design Review Commissioner's decision in

denying the exterior renovation to 545 Timberwyck. Eight Commissioners present voted "Aye". There were no "Nay" votes. **MOTION PASSED.**

Chairman Kaplan stated that this is not a rejection of Mr. Thaman's work or opinion.

M. **ANNOUNCEMENT OF NEXT MEETING:** Tuesday, December 22, 2009, 7:00 p.m. at Sisters of Mercy, 2039 N. Geyer Road, Frontenac, MO 63131

N. **ADJOURNMENT:**

Chairman Kaplan asked for a motion and second to adjourn the meeting.

MOTION: Alderwoman Margot Martin motioned and Nancy Schnoebelen seconded the meeting be adjourned. All Commissioners present voted "Aye". The vote was unanimous. **MOTION PASSED.**

The meeting adjourned at 8:00 pm