

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 28, 2015, 7:00 PM

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

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

Chairman Mark Richert

Harry Reineke

Alderperson Mike Schoedel

John Phillipe

Wilma Schopp

Also in attendance were Building Commissioner, John Morgan; City Attorney, Lee Curtis; City Administrator, Bob Shelton; and City Clerk, Leesa Ross.

C. **APPROVAL OF AGENDA:**

Mr. Richert asked for a motion to approve tonight's agenda.

Motion to approve the agenda was made by Mr. Phillipe, and seconded by Mr. Reineke, motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Mr. Richert asked for a motion to approve the minutes of the January 27, 2015 meeting.

Motion to approve the minutes of the January 27, 2015, Planning & Zoning Commission meeting, was made by Ms. Schopp, and seconded by Mr. Phillipe, motion passed unanimously.

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

No audience members made comments.

F. **CHAIRMAN'S COMMENTS:**

Mr. Richert made no comments at this time.

G. COMMENTS BY COMMISSION MEMBERS:

No commission members made comments at this time.

H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan stated he has been made aware that the Shriner's Hospital property is under contract by DESCO and Mark Schnuck. He said he knows the proposal will be for high end retail however the city has not seen any formal plans. Shriner's Hospital is moving out of their current location at 2001 S. Lindbergh Blvd.

I. NEW BUSINESS:

1. PZ042815-01: Request for approval of a conditional use permit to construct and operate a medical office building at 10363 Clayton Road. This property is zone C-1, Commercial.

Mr. Morgan stated he received an application for a conditional use permit to operate a medical building. The proposal is to tear down the existing building, that was built in the 1940's and to construct a new building. He stated the need for a conditional use permit is because a medical office is not allowed in the C-1 Commercial District. He said the applicant also is requesting a parking variance. Mr. Morgan stated a staff report was included in the packet.

Mr. George Stock of Stock & Associates was present representing Dr. Kandula. Mr. Stock stated the proposal is for a medical office building at 10363 Clayton Road. Mr. Stock introduced Dr. Kandula and the other people present. Dr. Kandula stated she is a dermatologist, who has practiced for almost 20 years and is moving from City Place in Creve Coeur and is hoping to put a new office building here. She stated she is a resident of the City of Huntleigh and hopes to put an office building in Frontenac and make it the crown jewel with style and class.

Mr. Stock stated the plans are to demolish the existing building and put up a 4,480 square foot medical building. He stated medical use is not allowed in the C-1 zoning so that is the reason for a request of a conditional use permit. He stated the occupants of the building will be Dr. Kandula, two estheticians and one administrative personnel. He stated the hours of operations will be Monday, Tuesday and Thursday, 8:00 am to 5:00 pm, Wednesday, 9:00 am to 4:00 pm and Friday, 8:00 am to 2:00 pm. He stated the current parking is in disrepair, however there will be five covered parking spots and 18 additional spots on the parking lot for a total of 23 spaces. He stated the city's code requires one space for every 150 square feet for medical offices, and stated the requirement would be 30 spaces, but they are requesting a waiver for the reduction of seven parking spaces.

Mr. Stock stated the current building is 2,618 square feet and stated it is bordered by the Frontenac Hilton Hotel, Le Chateau Village, Triad Bank and Plaza Frontenac. He stated

access to Clayton Road is via a signalized intersection at the Hilton. He stated the plans do meet the city's setbacks of 30 feet at the front, 15 feet on the sides and 30 feet in the rear, which the rear setback is 98 ½ feet. He stated trash will be on the northwest corner and will be fully screened. He showed the landscaping plans with new trees and shrubbery, and stated they will have a monument sign. Mr. Stock presented the building description. He also showed renderings of the building and all side elevations.

Mr. Phillipe inquired about the setbacks. Alderperson Schoedel asked if there was an ordinance on setbacks on Clayton Road. Mr. Morgan started no, the front set back is 30 feet. He also stated they met all the zoning requirements except for parking. Alderperson Schoedel stated he questioned one of the conditions of the conditional use, which limits the number of staff members to five. Alderperson Schoedel suggested it say the maximum of five full-time employees, which will allow for part-time employees if needed. Dr. Kandula agreed to that suggestion. Mr. Morgan read the city's recommendations for the conditional use permit and Mr. Stock stated they were okay with all the conditions.

MOTION: A motion was made by Mr. Reineke, to recommend approval for a request for a conditional use permit and parking variance for 10363 Clayton Road and to accept the staff recommendation with the change of no more than five full-time employees, and to forward the recommendation to the Board of Alderpersons, and it was seconded by Mr. Phillipe. All the Commission members voted "Aye". The motion passed, vote passes 5-0.

2. PZ04-28-15-02: Request approval to rezone the property located at 10402 Cable from C-Commercial to R-2, Residence District.

Mr. Morgan stated this is a vacant piece of property that is 25' x 200' and is an unbuildable lot. He stated the property was condemned by the city and the home was removed. He said the property lies in a flood plain and cannot be developed, and the request is to change the zoning from commercial to residential as it once was residential. He stated the owner approached the city and asked to donate the land to the city. The city voted to agree to accept it as a donation. The city reviewed turning the land into a park, but it was not in the best interest of the city. Mr. Morgan stated the city has spoken with the adjoining property owner, who has purchased the property next to it, with plans to build and asked them, if they would be interested in the property. The property needs to be zoned back to residential from commercial.

Ms. Schopp asked what the city's interest is. Mr. Shelton stated it will be accepted as a donation from the previous owner who will gift it as a tax donation. He stated the city would sell the property to the next door property owner, if it was zoned residential. Ms. Schopp asked if there was any risk to the city. Mr. Shelton stated currently the city has not accepted it. The process is first to rezone it to residential, then put it up for sale.

Mr. Richert asked for a motion to forward this request to the Board of Alderpersons.

MOTION: A motion was made by Alderperson Schoedel to recommend to the Board of Alderpersons to rezone the property at 10402 Cable Avenue from C, Commercial to R-2, Residence District and this motion was seconded by Ms. Schopp. All the Commission members voted “Aye”. The motion passed, vote passes 5-0.

J. **ANNOUNCEMENT OF NEXT MEETING:** May 26, 2015 at 7:00 pm.

K. **ADJOURNMENT:**

MOTION: A motion was made by Ms. Schopp, and seconded by, Mr. Reineke to adjourn the meeting. All Commission members voted “Aye”. The motion passed unanimously, vote passes 5-0.

The meeting adjourned at 7:27 pm.