

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, MAY 24, 2016, 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:

Alderman Guest  
Chris Kehr  
Nalini Mahadevan

Dr. Steven Nichols  
Jack Phillippe  
Wilma Schopp

Also in attendance were Mayor Keith Krieg, Building Commissioner, John Morgan; City Administrator, Bob Shelton; City Attorney, Lee Curtis; Alderperson John O'Connell; Alderperson David Bry; and Administrative Clerk, Shari Cooper.

C. **APPROVAL OF AGENDA:**

Mayor Krieg requested to add the presentation of service to Dr. Steven Nichols, Mr. Jack Phillippe and Ms. Nalini Mahadevan to the agenda.

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

Motion to approve the amended agenda was made by Ms. Mahadevan, and seconded by Dr. Nichols, motion passed unanimously.

D. **RECOGNITION AND REQUEST TO CONTINUE SERVICE WITH THE PLANNING & ZONING COMMISSION:**

Mayor Krieg presented Dr. Nichols, Mr. Phillippe and Ms. Mahadevan with plaques in thanks for the service to the Planning and Zoning Commission and requested their continued service with the board.

E. **APPROVAL OF MINUTES:**

Chairman Richert asked for a motion to approve the minutes of the February 23, 2016 meeting.

Motion to approve the minutes of the April 11, 2016, Planning & Zoning Commission meeting, was made by Dr. Nichols, and seconded by Mr. Phillippe, motion passed unanimously.

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

There were no public comments at this time.

**G. CHAIRMAN’S COMMENTS:**

Chairman Richert made no comments at this time.

**H. COMMENTS BY COMMISSION MEMBERS:**

No members made comments at this time.

**I. ZONING ADMINISTRATOR’S REPORT:**

Mr. Morgan stated he had no report at this time.

**J. NEW BUSINESS:**

1. Item: **PZ052416-01**: Review a request for the operation of a Pre-School at Faith Des Peres Presbyterian Church located at 11155 Clayton Road. The property is zoned R-1.

Mr. Rufus Sisson presented for Pam Holtze regarding the request for the operation of the Pre-School. He stated that the school would run Monday through Friday, 8:00 am – 4:00 pm and contains thirty (30) to thirty-five (35) students daily. The pre-school officially runs 9:00 am – 1:30 pm and meals will not be cooked within the church.

Mr. Kehr stated that living in the neighborhood next to the church and this being a special use permit for the daycare is a lot less intense than a regular school or school aged children. Mr. Kehr inquired to the after-hours activities and social events. Mr. Sisson stated that those activities are not included with the pre-school yet the church holds events and completes the requests for those activities for other groups.

**MOTION**: A motion was made by Mr. Kehr, and seconded by Dr. Nichols, to approve the request for the operation of a Pre-School at Faith Des Peres Presbyterian Church located at 11155 Clayton Road with conditions recommended by City Staff. The property is zoned R-1. All Commission members voted “Aye”. The motion passed by a vote of 6-0.

**K. OLD BUSINESS:**

2. Item: **PZ041116-05**: Request from the Board of Aldermen to review the fence regulations of the city and consider revisiting the regulations pertaining to existing non-conforming fences to allow for full replacement of said fences without the need to comply with the current regulations.

Mr. Morgan requested to review the fence regulations one at a time and pass Paragraph F onto the Board of Alderman at this time.

Mr. Kehr brought up the suggestions of what types of fencing does the City recommend or does the City not accept. Is there something for the residents when the fence requests don’t comply with City standards to request? For the fences that do not comply and ARB denies is there something the resident can do to approve.

Mr. Morgan stated that the ARB can't approve what is prohibited by Frontenac ordinance. The resident must obtain approval by the trustees of their subdivision and approval from the ARB to be granted the fence. If it is denied by ARB the appeal is to go to the Board of Alderman.

**MOTION**: A motion was made by Alderman Guest, and seconded by Dr. Nichols, to approve passing of Section F of the fence regulations of the City of Frontenac to allow full replacement of non-conforming fences and table the remainder of the ordinance for further review. All Commission members voted "Aye". The motion passed by a vote of 6-0.

L. **ANNOUNCEMENT OF NEXT MEETING:** Tuesday, June 28, 2016 at 7:00 pm.

M. **ADJOURNMENT:**

**MOTION**: A motion was made by Dr. Nichols, and seconded by Ms. Schopp, to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 6-0.

The meeting adjourned at 7:29 pm.