

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, JANUARY 10, 2017, 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 Chris Kehr.

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

Chairman Chris Kehr  
Doug Bock  
Chris Hyams  
Harry Reineke

Andre Audi  
Elizabeth Hartwig  
Alan Kahn  
Alderman Bud Guest

Also in attendance were Alderman Bray and Alderman Martin.

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

C. **APPROVAL OF AGENDA:**

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

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

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of the November 29, 2016, meeting.

Motion to approve the minutes of the November 29, 2016, Planning & Zoning Commission meeting, was made by Alderman Guest, and seconded by Mr. Reineke, motion passed unanimously.

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

Chairman Kehr made a statement which is attached to the minutes.

F. **CHAIRMAN'S COMMENTS:**

Chairman Kehr made no additional comments this time.

G. **COMMENTS BY COMMISSION MEMBERS:**

No members made comments at this time.

H. **ZONING ADMINISTRATOR'S REPORT:**

Mr. Morgan made no comments at this time.

I. **NEW BUSINESS:**

1. **Item PZ102516-1**: Request for approval to rezone the properties located at 830 and 900 Princess Avenue, 806 and 815 President Avenue and, 811 and 815 Dwyer Avenue from C, Commercial to PDR, Planned Development - Residential. Review of preliminary development plan.

Chairman Kehr opened up the floor for comments from the audience.

Mr. Bob Herman of 10420 Capitol Place stated he is aware of the problem of balancing the interest and the cost and asked who bears the cost of the development. He said the cost of the redevelopment will be traffic. He said he is not opposed to the project and said that something needs to be done with the property. He said should the cost be imposed on the neighborhood or the developer. He said the developer should bear the cost and not transfer the costs to the residents of Upper West End Park. He said the city needs to contract with an independent developer to tell us what's possible and to look at the access across the creek. He suggested the city contract with John Brancaglione. Mr. Kahn asked Mr. Herman if he was opposed to the development, outside of the access road. Mr. Herman stated no, he is not opposed and that it should be developed and asked why it hasn't been developed. He said he is not in favor of them deferring the cost of the development to the residents.

Mr. Michael Boltzman, Ms. Amy Boltzman both of Gold Dust and Mr. Bob Bauer of Princess stated they were the spokesmen for the neighborhood. They had a power point presentation to show but the city staff was unable to sync the computer with the projector. They stated their main concern and question is using Princess as the access to the development. They agreed that something will be built in the quarry. They stated they have reviewed the comp plan and the long range plan. They suggested not rezoning an area based on the comp plan. They said there is a bigger and better use of the entire area, not just the quarry and stated to rezone the quarry, it is spot zoning. Mr. Boltzman said the entire area, mentioned in the comp plan, is 28 acres, which are owned by two people. Except for Shriners it is the largest area for potential growth with an urban development, for a park, and residential walkways. The group said no way, should Princess be used as an access point, and said using Princess as a main access is wrong. They said the projected time for the development is 2 ½ years but asked what happens if it takes five to seven years to develop. They said if successful, other developers will take an interest in the area and said the other areas are down on German Blvd, and will see value of the land, not just this five acre lot. They said someone will find a way to build a bridge over German Blvd. Mr. Bauer presented the Commission members and the City with signed petitions from the residents. They also stated Princess will not be the only access point, but Dwyer, Gold Dust and Capitol all will be used and they feel the streets are not built to support the traffic.

Mr. Jamie Griesedieck of Capitol Place stated he is in complete agreement with the other residents and asked that this issue be tabled until the next meeting, to review Mr. Morgan's staff recommendations. He also stated they would like the area developed into a park. He said they

would also like time to review Mr. Stock's reply dated 1/7/2017 and Mr. Madalon's report. He again asked the commission to table the vote to recommend to the Board of Alderpersons. He said the biggest thing is the access through Princess.

Chairman Kehr asked Mr. Morgan about the Hydraulics Report from Mr. Madalon. Mr. Morgan stated Mr. Madalon ran two scenarios and he reviewed both submittals. He stated the engineer does not believe it is possible for a no rise condition.

A resident said they should look at the entire area and would like to see a larger plan of the whole area.

Mr. George Stock of Stock and Associates stated he is here representing Pulte Development and stated he submitted a letter dated January 7, 2017, relative to the flooding. He said this is a five acre development piece, separated by German Blvd. He said regarding access they are vacating the streets to connect to German Blvd. as there is an inability to bridge this area. He said German Blvd. is four feet lower than the flood plain. He said a new bridge would cause a rise, which is 4.7 feet below the flood plain. He said the removal of the bridge would lower flood elevations by six inches. They are requesting the area be rezoned to PDR, which is now commercial. He said there is commercial on German Blvd. and 7,500 square foot lots south of the area and some one acre residential zoning. He said they believe this is a great area for the transition to attached houses. He said some issues have been addressed and they will have villas which will consist of one or two units per building, not three and the total units will be 22. He said the area is expensive to develop, because it is a quarry. He said it will be a low traffic area and they will vacate the right of ways.

Ms. Carmen Eden of Gold Dust stated she is concerned about the wild life in the quarry; the tree removal as trees clean the air; concerns about Honda driving cars and using their area as a cut through for test driving; and stated the Pulte Development in Ladue has issues with drainage. She asked has anyone spoken to the Ladue Board.

Chairman Kehr asked if the commission members had any comments.

Alderman Guest stated Stock and Associates resubmitted a plan dated 12/7 and he is concerned about the visitor parking and he still has an objection to the density. He said traffic would be alleviated with fewer units, 14-15, and said anything over that he will not support.

Chairman Kehr stated that access is a big issue and made the following statement. He is convinced a bridge across German is not feasible or doable and said it cannot be done and the effect will be detrimental. There is reasonable access from Conway to Princess and the developer would have the road available for access. Princess can handle the traffic and if developed, stop signs, limited access signs and turns can be added. If built, any developer would be a part of the CID. A little decrease in everyone's share will take care of repairs and they will keep it clean during construction. Pulte will also repair or overlay after construction and repair of the road will be part of the plan.

Chairman Kehr stated the comp plan of 2006; this use does fit within the comp plan and stated the density does fit within the comp plan. He said he does not see commercial happening there. The use is consistent with what the comp plan provides.

Chairman Kehr stated the residents are concerned of the use they will lose. They cannot consider that here. They must consider what is being presented, and vote it up or down. He said nothing in the comp plan points against this use. He said density is the number one concern, but they must consider what is before them. He said he is comfortable with the traffic study and does not see any significant change. Regarding storm water, he said there is nothing but good coming out and stated it will be a slow run off and cleaner run off. He said Deer Creek will go down six inches and said it will only help the overall stormwater projects.

Chairman Kehr stated regarding the character of the neighborhood, he hopes it passes. It will add additional to the community, new neighbors and some changes. He said he has reviewed the staff recommendations, and with a few additional recommendations, it will go to the Board of Aldermen.

Mr. Morgan's recommendations, under stormwater, the stormwater should be reviewed and approved by MSD. Mr. Morgan stated any development has to conform to Land Disturbance and NPDS regulations, which include subdivision, flood plan development, City, MSD and FEMA. Mr. Morgan stated the flood plain will cut through one unit and part of the detention basin.

Mr. Morgan stated the Planning & Zoning Commission has to make a recommendation to the Board of Aldermen. It is best to pass on stipulation, based on conversations and discussions.

Chairman Kehr stated there is no way to bridge the creek. He said there are concerns of the residents of what they are giving up. He said there is nothing that needs to be continued. Mr. Griesedieck stated the minutes were not on the website, Mr. Len Madalon's study and the Stock and Associates presentation is new. He asked that they are given an opportunity to address these issues and asked did everyone have a chance to look it over. He asked that they come out with a no recommendation.

Mr. Kahn asked Mr. Morgan to clarify with some confidence of the feasibility of German Blvd. Mr. Morgan stated he spoke with Mr. Madalon who stated he feels confident with it. He said there could be one thousand scenarios. He said based on Mr. Madalon's knowledge, he feels with reasonable confidence, a bridge is not viable. Mr. Stock stated they are not able to create a rise.

Mr. Morgan stated if passed, there will be a public hearing held on Tuesday, February 21 at 7:00 pm.

Mr. Boltzmann stated they needed to think about access on Princess. Someone must say no rise of upstream rise.

Aldersperson Guest stated we have enough info. Chairman Kehr asked for a motion for approval.

**MOTION:** A motion was made by Aldersperson Guest, and seconded by Mr. Reineke to recommend approval of Item PZ102516-1 a request for approval to rezone the properties located at 830 and 900 Princess Avenue, 806 and 815 President Avenue and, 811 and 815 Dwyer Avenue from C, Commercial to PDR, Planned Development - Residential and to forward it to the Board of Alderspersons.

**ROLL CALL VOTE:** Mr. Audi, “Aye”; Mr. Reineke, “Aye”; Mr. Hyams, “Aye”; Mr. Kehr, “Aye”; Mr. Bock, “Aye”; Ms. Hartwig, “Aye”; Mr. Kahn, “Aye”; and Alderperson Guest, “Nay”. The motion passed by a vote of 7-1.

It was announced that the public hearing on this issue will be before the Board of Alderpersons on Tuesday, February 21, 2017 at 7:00 pm.

**I. OLD BUSINESS:**

There was no old business.

**K. ANNOUNCEMENT OF NEXT MEETING:** Tuesday, February 28, 2017 at 7:00 pm.

**L. ADJOURNMENT:**

**MOTION:** A motion was made by Mr. Reineke, and seconded by Mr. Hyams, to adjourn the meeting. All Commission members voted “Aye”. The motion passed unanimously, 8-0.

The meeting adjourned at 8:05 pm.