

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, FEBRUARY 28, 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  
Elizabeth Hartwig  
Harry Reineke

Doug Bock  
Alan Kahn  
Aldersperson Bud Guest

Also in attendance were Aldersperson Bray and Aldersperson O'Brien.

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

C. **APPROVAL OF AGENDA:**

Chairman Kehr stated he would like Mr. Morgan's report to come after the petitioner gives his presentation. He then asked for a motion to approve tonight's agenda.

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

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of the January 10, 2017, meeting.

Motion to approve the minutes of the January 10, 2017, Planning & Zoning Commission meeting, was made by Aldersperson Guest, and seconded by Mr. Reineke, motion passed unanimously.

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

No presentations or remarks were made at this time.

F. **CHAIRMAN'S COMMENTS:**

Chairman Kehr made no comments this time.

G. **COMMENTS BY COMMISSION MEMBERS:**

No commission members made comments at this time.

## H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan stated there was no news on the Shriners property. He said the Braun Property, is no longer under contract. He also stated the Hilton St. Louis Frontenac and Le Chateau Village are under new ownership. The owners are out of Chicago, but the management of the two locations is local.

## I. NEW BUSINESS:

1. **Item PZ022817-01**: Request for approval of an amendment to the Conditional Use Permit for 885 S. Lindbergh Blvd., Honda of Frontenac, to construct a parking garage and exterior improvements to the property. (This property is zoned C and R-2).

Mr. Tom Hennekes the owner of Honda of Frontenac stated he was before the Planning & Zoning Commission for a large renovation project of their current building. He stated the building was built in the 1960's and former housed both Carlson Oldsmobile and Huey Honda. He said they wanted to change the flow of the outdated building and will improve the look. He said this is a major renovation project. He said they will do updates and bring the building up to Honda's current standards. The changes will make it more operational and they will add some service bays. They hope to add more customer convenience by creating more parking, and they hope the changes will accommodate additional business.

Mr. Chris Chiodini of Chiodini Architects gave the presentation. He showed the site plan of the business. He said they would be removing a section that was an additional. They will have dedicated service drop offs, and they will take down an area to accommodate new service bays. They will reorganize the trash bays and fences, and will help the city resolve some storm water and drainage issues that occur. He showed renderings, where they were to take down part of a building. He said they will be adding service bays and a garage. They will have new service drop off area, and will be changing this per Honda's recommendation, and said that all the things in the building would be renovated. The new levels of the parking garage were shown. The new garage will accommodate about 120 cars on each level and will be internally lit. He said everything will be painted.

Mr. Bock asked how high the garage to the houses to the west is. Mr. Chiodini stated he did not know. He said the lot slopes up significantly going to the back. Chairman Kehr asked at the top of the site, what is the grade drop off. Mr. Chiodini stated he didn't know. Chairman Kehr asked what the use of the new garage will be. Mr. Hennekes stated it will be for their new cars. He said their inventory is currently stored off site. He said they will also add additional customer parking. They hope to preserve what parking they have out front now. Mr. Hennekes also stated they anticipate with the new branding, design and new look, that they will see more traffic, and will need more customer parking. He said the new storage will create spaces for more customer parking on the lot. He said the addition will create another 170-200 spots to accommodate cars which are currently stored off the premises. He said the service bays and the service drop offs will be improved. Chairman Kehr asked about the service drop offs. Mr. Chiodini stated they will have a triple entry with more service drop offs. They will also have an express lube area for four vehicles. There was discussion about the precast panels. Mr. Chiodini said they will have integral color and efis texture, with a slight sand texture. A commissioner said the area to the

north, which has the compactor and storage, seems a little worn out. They asked what is being changed. Mr. Chiodini stated they are cleaning the area up, and will add new fencing and dumpster enclosures. Chairman Kehr stated the purpose of the fencing is screening and said will it be stockade like. He said the Board of Alderperson has allowed this type of fencing. Chairman Kehr stated he is okay to allow the ARB (Architectural Review Board) and Board of Alderpersons to okay this. Mr. Bock stated visually he is trying to understand what it looks like, and how high it will be. Alderperson Guest asked with the existing service building and height of the existing roof to the top of the new garage, how high is that. Mr. Chiodini stated ten feet, and stated it will be ten feet higher. Mr. Morgan stated he believes it will be 14 to 15 feet higher. Mr. Bock stated that the new structure will be ten feet higher. Mr. Morgan stated no, it will be 14 to 15 feet higher. Chairman Kehr asked how do you coat the pre-cast. Mr. Chiodini stated there is no coating on the pre-coat, the top is parapet. Chairman Kehr asked about the light standards on the parking lot and asked about the height. Mr. Hennekes stated these have never been changed. Mr. Morgan stated these meet the current code. He said there have been some complaints about lighting in the past, from residents. Chairman Kehr suggested they put lower intense bulbs in. Mr. Morgan stated the standard has not changed. Mr. Chiodini stated the construction will not be that far back on the lot. They are stopping the construction area at the ramp or entry drive off of Conway. Chairman Kehr asked about the building lighting. Mr. Hennekes said there are no lights on the building.

Mr. Morgan discussed his staff report. He said this is a major project and in his opinion the building will look good, and he feels this is a good upgrade to the building. He said the function ability looks good. He said the largest issues he has the trash enclosure, to make sure it has screening. He said the proposed construction will make the building 15 feet taller. He said he also asked them to address the noise issues that have arisen in the past. He said the building will look nice, as it will contain vehicles inside and protect them from potential storm. He said he did come up with a list of recommendations. He said on page four of his report it does mention the retaining wall. Mr. Chiodini stated it will either be a decorative lock or standard block (like Versa lock). He said it will run parallel to Conway and is similar to the height of the current wall. Mr. Morgan stated he had conditional five, on the trash enclosure, conditional six on the loud speakers, condition seven on music generated by employees on the parking lot. Mr. Hennekes said he has no problems with these conditions but said he does not like condition eight, as that item would cause some difficulty operationally. Mr. Morgan stated this is to keep the employees far away from the residential homes, particularly at shift change; there have been complaints about noise from the cars, from honking of horns, and loud music. Mr. Hennekes stated they don't really have a shift change and stated employees are in the area in the morning and evening. Mr. Morgan suggested the area on the north side of the property for employee parking. Mr. Hennekes stated, that does not work, because the area to the north is where they store their used cars. He said the best place for the employee parking is towards the back. Mr. Hennekes stated the city can give his direct line and his manager's direct line to the residents, who can report the issues directly to them. He said by keeping number eight out of the conditions will help him operationally. He also said with a new fence, there should not be a problem with blowing debris. He also said they will talk to their employees.

Mr. Bock asked will the lot be restriped. Mr. Chiodini stated the back portion will stay close to how it is. Chairman Kehr asked will an MSD permit be required for the proposed work. Mr. Morgan stated it is not needed on projects that are less than an acre. He said neither an MSD nor

DNR permit is required. He said the storm water project on Gold Dust is part of the city's project.

The committee reviewed the staff recommendation again. Chairman Kehr stated on condition five, the city should ask for photometric screening on lights. Regarding condition six, he asked where the speakers were. Mr. Hennekes stated they are located on the building. Chairman Kehr asked Mr. Hennekes if he minded only using the loud speakers from 8:00 am to 7:00 pm. Mr. Hennekes stated he is fine with that. Chairman Kehr stated he would propose striking number eight. He said the city can work with management who will monitor employees while parking and hanging out. There was discussion of condition nine, where some vehicle repairs are completed outside. Mr. Hennekes stated they do not have a body shop, but they do some touch up work outside. He said all vehicle repairs are done inside the facility. He said the only outside repairs or for outside touchup paint, wheel repairs and some windshield repairs. He said all of those vehicles are moved by the end of the day. The Commission stated they are okay with those items being done outside. Chairman Kehr asked what to do with fences and landscaping. He asked that they beef up and add additional landscaping. Mr. Morgan stated regarding the storm water issue, it will be coordinated and hopefully resolved during construction which would take ten months to one year. He said they will hope to have the drainage issue completed before construction ends so the fence will not have to be removed or damaged. Mr. Bock asked is there a way to block the view with landscaping. They again asked them to beef it up and add a landscaping buffer for screening purposes.

Chairman Kehr opened up the floor for comments from the audience. There were none.

Chairman Kehr asked for a motion for approval.

**MOTION:** A motion was made by Mr. Reineke, and seconded by Alderperson Guest to recommend approval of an amendment to the conditional use permit for 885 S. Lindbergh Blvd., Honda of Frontenac, to construct a parking garage and exterior improvements to the property and to forward to the Board of Alderpersons with the staff recommendations presented with the exception of number eight which will be struck and a different location for condition nine. All Commission members present voted "Aye". The motion passed by a vote of 6-0.

This issue will have a public hearing and will be heard before the Board of Alderpersons on Thursday, March 30, 2017 at 7:00 pm.

**I. OLD BUSINESS:**

There was no old business.

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

**L. ADJOURNMENT:**

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

The meeting adjourned at 7:51 pm.