

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 24, 2018, 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:

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| Chairman Chris Kehr | Andre Audi |
| Elizabeth Hartwig | Chris Hyams |
| Alan Kahn | Harry Reineke |
| Aldersperson Tom O'Brien | |

Also in attendance was John Morgan, Building Commissioner; City Attorney, Edward Sluys; City Administrator, Jaysen Christensen and City Clerk Leesa Ross. Also in attendance were Mayor Margot Martin, Aldersperson David Bray, Aldersperson Jamie Griesedieck and Aldersperson Dan Kemper.

C. **APPROVAL OF AGENDA:**

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

Motion to approve the agenda was made by Aldersperson O'Brien 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 March 27, 2018, meeting.

Chairman Kehr advised that Ms. Ross had made two corrections; on page 1, it read Chairman Kehr had no comments; and she changed it to read Mr. Reineke; also on page 2, the title of PZ032718-1 was incorrect and she changed it to the correct title.

Motion to approve the minutes of the March 27, 2018, Planning & Zoning Commission meeting as amended, was made by Mr. Kahn and seconded by Mr. Reineke, motion passed unanimously.

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

No comments 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 a demolition permit was issued for the Shriners Hospital building. He stated demolition is currently underway.

I. UNFINISHED BUSINESS:

There was no unfinished business.

J. NEW BUSINESS:

1. **Item PZ042418-01**: Request approval of a conditional use permit to construct an entry gate at 2538 North Geyer Road that will be located 170 feet east of North Geyer Road. This property is zoned R-1 One Acre Residence District.

Mr. Paul Finder the architect for the residents was present. He stated the residents are requesting an entry gate which will sit back 170 feet off of Geyer Road. The residents were previously granted a variance by the Board of Adjustment for a fence, and stated the resident would be able to erect it, only if the gate was approved. Mr. Finder stated the gate is needed for security purposes. He said as it will sit back 170 feet, it will not be visible from Geyer Road. He stated they will comply with all the city regulations for gates including being open during the day, and a Knox box for police and fire access.

Ms. Hartwig stated the drawing submitted looked different from the picture. Mr. Finder stated the picture is from their pool gate and stated the drawing is what the gate will look like. Mr. Morgan stated his only concern is if someone goes up the driveway, will they have enough room to turn around once they reach the gate, as the driveway is 17-18 feet wide. Mr. Finder stated he does not see that to be a problem, as the resident has enough room to widen the driveway.

MOTION: Mr. Audi motioned and Mr. Hyams seconded to recommend to the Board of Alderpersons approval of the conditional use permit to install an entry gate, as long as it meets all the requirements and there is a reasonable area for vehicles to turn around. All Commissioners present voted "Aye", motion was unanimous. Motion passed.

2. **Item PZ042418-02**: Request approval of a development plan for the property located at 10601 and 10635 Clayton Road (former Ladue Early Childhood Center) for the construction of 31 villas. This property is zoned R-3, Villa Residence District.

Ms. Jeannie Aumiller of McBride & Sons Homes, Swingley Ridge was the petitioner along with JH Behr and John Eilermann the other company representatives were present. Ms. Aumiller gave a presentation of the proposed site plan and specific details of the plan. This will be an option to residents for villa maintenance-free living. The develop is on 9.05 acres, bordered by Frontenac City Hall, Interstate 64, resident property and Clayton Road. They will add additional landscaping, a water feature on Clayton Road, one entrance, a berm to screen the four units

which face Clayton Road, a main road which with prohibited parking, with an additional 46 parking spaces, and a walking trail on the rear of the property where the site drops off. All units will have two car garages with two additional parking spaces, and no entry gate will be requested. Ms. Aumiller stated all units will have four sides of brick or masonry stone; two car garages; all lots will be irrigated; the homes will be 70 feet deep, all will have first floor master bedrooms; they will have custom carriage type garage doors; custom roof shingles and chimneys will be optional.

Ms. Aumiller went over Mr. Morgan's staff report and stated she was okay with items 1, 2, 3, 4, 5, 6, 8, 9, 10, 12, and 13. Ms. Aumiller stated on #7 she stated instead of a 12'12' main roof, they would prefer it to 5' 12' so they can increase the maximum total height of 35'. They requested to work with the Architectural Review Board (ARB) on this issue with the height pitches, as they cannot come to a consensus. Ms. Aumiller stated on #11, she stated the elevations and exterior colors vary from unit to unit. She stated they would like to work with the city, as they don't want to change colors with each unit. They are willing to vary the architectural details and change to work an architectural design, but they do not want to change the colors.

Regarding the four staff recommendations, Ms. Aumiller stated #1 goes hand and hand with the previous #7. They are okay with #2, #3, is a decorative wall; #4, she stated they are fine with the bay windows, but will like to add the window wells, down spouts, utility meters, and air conditional units all on the side of the units (rear back side). She requested that all of these items encroach on the side. Regarding #5, they are in agreement with and they are in agreement with #6, as long as modification can be made with #7 and #11. She also stated they are on a time crunch and they would like a positive recommendation tonight.

Mr. Morgan stated he would like to request that the city's street lighting regulations be made a part of the development plan. Alderperson O'Brien stated the plans are labeled as R-1, and they should read R-3.

Ms. Culleton of Spoede Road said she has an issue with the hill and asked who is liable. Mr. Kehr stated they could not address that issue, as that is not what is before the commission tonight. Ms. Culleton stated on the drawing two houses are extended past the hole and that it is a horrific hole. She stated they will build 20 feet from the back of her pool. She stated she expects the zoning board to protect their land. She asked for reassurances that someone will protect her land. She asked how they are reinforcing the land, and asked if they will take responsibilities as she wants assurances.

Alderman O'Brien asked how large are the proposed villas? Ms. Aumiller stated the villas will range from 2,600 square feet to 3,200 square feet, not including basements. Alderman O'Brien asked what are the price points of the villas? Ms. Aumiller stated they will be priced at \$750,000 and finalize at \$1,000,000. Alderman O'Brien said, I assume the project is economically feasible, Ms. Aumiller stated yes, it is, we have been waiting years to develop the LECC Site.

A commission member asked if a pool a structure. Mr. Morgan stated yes, a pool is considered a structure and has a 15 foot setback. The unit setbacks are 30 feet. Mr. Kehr stated in the R-3 zoning district he recognizes flexibility. Mr. Morgan stated there is a 30 feet minimum and a 20 feet setback for the patio or deck. Ms. Culleton stated she was willing to sell her pool. She said

all three homes are R-3 and they must have a minimum of five acres to develop in the R-3 district. Mr. Kehr stated the ordinance is meant to give some discretion. He stated to Ms. Culleton, we can recommend whatever work is done, appropriately, to support your land and structures. Ms. Culleton stated the back lower area, there is no topographic picture and stated it is a pool, that looks like a skate park that will collect water.

Mr. Faulkner a member of the McBride team with Sterling Engineering came forward. He discussed the trails and retaining walls around the property. He stated the proposed plan has walls behind lots 1-4 which are 6 to 8 feet tall. There will also be walls between units 5-8, which will end at unit 8. They will be decorative walls to provide screening along the landscaping. Mr. Faulker stated there will be a storm sewer along the wall which will collect storm water which will run to the north, and will drop in the basin in the rear.

Mr. Faulkner stated there will be a decorative wall between 6 to 8 feet tall, and that is will be a vinyl product. This will be north of development before the drop off. He said he hopes it will help with the light and sound issues from the interstate. The sound wall on the north side of the property at Interstate 64 is down about 15 feet. The added decorative wall will be higher than the sound wall at the highway. He also stated there will be a small sound wall near unit one to help with the turnaround.

Aldersperson Kemper of Twin Fawns asked about the retaining wall on the western side of City Hall's property. Mr. Faulkner stated the new development will be topography higher than City Hall.

Ms. Culleton again requested a buffer from her swimming pool and stated people will be 20 feet from her pool.

Mr. Audi stated he has concerns that units 1-4, the garages will face Clayton Road and that is not acceptable in the R-1 zoning district in town. Mr. Morgan stated as it is part of the Planned Development, it is acceptable. He stated the code allows the ARB to approve it. He stated that is the reason for the berm which will run along Clayton Road. Alderman O'Brien asked what the height of the berm will be. Ms. Aumiller stated that has not been determined yet. Ms. Aumiller stated the units will be 2100 – 3600 square feet and an additional 1500 for units with basements.

Mr. Hyams asked if concerns #7 and #11 were concerns of the Planning & Zoning Commission or should they be concerns of the ARB. He said the roof pitches should be passed, as they should go with the best pitch possible.

At this time Chairman Kehr suggested the subdivision plat be discussed.

3. **Item PZ042418-03**: Request approval of a preliminary subdivision plat to the property located at 10601 and 10635 Clayton Road. This property is zoned R-3, Villa Residence District.

Mr. Morgan stated the Planning & Zoning Commission approves the preliminary subdivision plan and then it goes to the Board of Alderspersons for approval. The final plat is only submitted to the Board of Alderspersons for review.

Mr. Morgan stated with a subdivision plat they must pay a bond or secure an escrow, they will also have utility easements for sewer and water and they must record the easement with the County along with their plan. He stated the development plan will not come to the Board of Alderpersons. Mr. Morgan stated he is okay with the revised preliminary plan at this point.

Mr. Hyams asked will this property bring in additional real estate taxes. Mr. Morgan stated only the first year. Then everyone's taxes are equalized as the amount brought in must remain the same.

Mr. Schaumburg of Spoede Road stated he does not understand the wall behind units 6, 7 and 8 and asked why it doesn't continue north. It was explained that the wall will gradually go down. There was discussion of the thoughts or advantages of a wall. Mr. Kehr stated the need for a wall has been determined by the engineers. Mr. Kahn stated the developers have offered to extend the wall further down.

Approval of PZ042418-02

MOTION: Mr. Hyams motioned and Alderperson O'Brien seconded to recommend the approval of 31 villas with the changes to #7 of the staff recommendation regarding roof pitches which shall be to the maximum possible not to exceed 35 feet; #11 variations in colors for the attached units; staff recommendation #4 regarding the placement of window seals, a/c units and utility meters, on the back side of the units, and also to include the city's lighting ordinances; extend the decorative wall from units 8-12 to provide for privacy subject to review and approval by the Architectural Review Board; approve the setbacks of 30 feet, 20 feet and side yards of 7 ½ feet of each property line and to forward the recommendation to the Board of Alderpersons for approval. All Commissioners present voted "Aye", motion was unanimous. **Motion passed.**

3. **Item PZ042418-03:** Request approval of a preliminary subdivision plat to the property located at 10601 and 10635 Clayton Road. This property is zoned R-3, Villa Residence District.

Mr. Morgan stated he received an amended plat that he provided a copy to all commission members. Mr. Faulker stated all easements shown on plat are 11 feet. The easements are subject to MSD & Missouri American Water approval. The square footage is 6,112. The unit lot sizes range from 5400 to 10400.

Chairman Kehr asked for approval of the final plat.

MOTION: Mr. Reineke motioned and Mr. Hyams seconded to recommend approval of the preliminary subdivision plat as shown on sheets 1.1, 2.1 and 3.1 dated April 23, 2018, and to forward the recommendation to the Board of Alderpersons for approval. All Commissioners present voted "Aye", motion was unanimous. Motion passed.

K. **ANNOUNCEMENT OF NEXT MEETING:** Tuesday, May 22, 2018 at 7:00 p.m.

L. **ADJOURNMENT:**

MOTION: A motion was made by Alderperson O'Brien, and seconded by Mr. Hyams, to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 7-0.

The meeting adjourned at 8:35 p.m.