

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, AUGUST 28, 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:

Chairman Chris Kehr	Andre Audi
Doug Bock	Elizabeth Hartwig
Chris Hyams	Harry Reineke (arrived 7:15 p.m.)
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 Aldersperson David Bray 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. Audi, the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of the June 26, 2018, meeting.

Motion to approve the minutes of the June 26, 2018, Planning & Zoning Commission meeting was made by Aldersperson O'Brien and seconded by Mr. Audi, 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 said at the Shriners site the footings will begin on August 29. He said the office building has received approval by the ARB, and that he is reviewing building plans for the shell of the office building and the parking garage.

I. **UNFINISHED BUSINESS:**

There was no unfinished business.

J. **NEW BUSINESS:**

1. **Item PZ082818-01**: Request approval of a Planned Development Residential for the properties located at 11330 South Forty Drive and 11155 Clayton Road for a residential town home development on part of the property and for the church to remain as part of the overall development. The properties are zoned R-1.

Mr. George Stock of George Stock and Associates stated he was presenting the Payne Family Homes for a planned development district for properties at 11130 South Forty Drive and 11155 Clayton Road for a residential town home development. He said he is looking for rezoning and site plan approval. Along with him was Mr. Matt Segal of Payne Family Homes; Ms. Barbara Abbett of Faith Des Peres Church and Ms. Kate Stock-Gitto of Stock & Associates.

Mr. Stock stated currently the property has 13 mobile homes on 1.36 acres and the proposal is to use 1.64 acres of Faith Des Peres Church's 4.7 acres, for a 3 acre development. The church will lose some parking, however 87 parking spaces will remain. Currently the sanctuary seats 290, where 75 spaces are needed. The proposal is for 23 single family town homes with storm water retention, sidewalks and 1.4 acres of green space, which calculates to 46.68%. The access will be from South Outer 40 Drive. There will be a second access area with a gate near the church. On August 23, 2018, MoDOT gave approval of the project. The project is currently zoned one acre residential. The trailer home park currently has 11.7 units per acre and this proposed development of 23 townhomes, on three acres would have 7.67 units per acre. The access has been approved by MoDOT, and the City of Frontenac, with approval by Fire, EMS and police. This project is estimated to cause minimal traffic.

Mr. Stock stated according to the comp plan the land was designated for multi-family in the future land use. He also stated 6 of the 10 surrounding neighbors or in favor of this development. The entire project is surrounded by R-1 residential zoning.

Mr. Stock stated the developers did talk to the surrounding neighbors and did get approval from the residents at 5, 6 and 7 Carole Lane. He stated there was a meeting, where neighbors were invited and shown this project. He stated they also met with the Mayor and members of the Board of Alderpersons, to show them the plan. A letter of support is attached.

Mr. Stock gave an overview of the attire project, which was also included in the Payne Family Homes – Townhomes of Frontenac presentation. A copy of the presentation will be kept with the meeting minutes. Each unit will have two car lower level and each unit, including the garage area will be 3,000, with approximately 2,300 to 2,400 feet of living space.

Mr. Reineke arrived at 7:15 p.m.

A revised landscaping plan was shown, and the area where the rain garden and berm will be on the west property line. There will be a total of 135 trees on the property. The two middle rows of townhomes will face each other with the rear entry garages on the outside. The first floor will have a living room with the garage; the second floors will have the kitchen and family room, and the top floor will have two bedrooms. Mr. Stock stated the height of the townhomes will be 42 feet high, however the city staff recommended the height of 40 feet. There will be two garage spots and two parking spaces per unit. The units are priced at \$450,000 and will sell up to \$500,000.

Mr. Morgan stated the western drive was expanded to 28 feet to accommodate the fire department.

Ms. Hartwig asked about the signatures. Mr. Segel of Payne Family Homes of 10407 Olive, 63132 stated there were multiple interactions with the neighbors. There was a town hall meeting at the library, and then meetings with elected officials. He said two other neighbors appeared to be in support of the project but they did not wish to sign the support letter, but there was positive dialogue.

Ms. Barbara Abbett, the clerk of Faith Des Peres Church stated the school will begin operation next week. She stated they will use four parking spaces daily, and five days a week, there are two church staff members who will use parking spaces. She stated she does not feel there is a conflict in the amount of parking, as the church uses the building on Sundays. She stated they do have other activities, and they have been a part of the community for over 50 years. She stated they have a group on Monday evenings from 7:00 to 8:00 p.m. with 70-80 cars; a Wednesday evening group with approximately 70-80 cars and a smaller Thursday evening group. She stated there is a group that meets 365 days a year from 7:00 to 8:00 a.m. with 55-70 cars. She stated they do have church events but they have a good scheduling system. Chairman Kehr stated he lives in the home, just east of the church, he also stated last night there was an event with 86 cars. He said he does not have a problem with the church. He did say, the church may need an alternative parking solution, and encouraged them to do so. Ms. Abbett stated the church will look at their agreements and discuss them with the groups.

Aldersperson O'Brien stated the church will be 4.7 acres, and minimum zoning for churches in the city are five acres. Mr. Sluys said churches are different because they are religious. Mr. Sluys stated cities abilities to regulate churches are safety related issues, which were reviewed.

Aldersperson O'Brien asked what is the maximum height in the three residential districts in town. Mr. Morgan stated R-1, 35 feet; R-2, 30 feet: and R-3, 35 feet. Aldersperson O'Brien noted that R-3 zoning needs five or more acres.

Chairman Kehr asked about the height and stated what happens if the roof is modified. Mr. Stock stated the floors are 9, 9 and 8 feet and with a roof pitch, the units will be 42 feet tall. He stated the city is recommending a 40 foot roof. Someone asked could they be redesigned to be 40 feet. Mr. Reineke asked can they be seen from Clayton Road. Mr. Stock stated he does not believe so, and stated they are not above the church's roof line. Aldersperson O'Brien stated his

issue is density, and he mentioned the quarry site and the B’Nai El Property site. Mr. Stock stated there are currently 16 residential mobile homes on a small lot, and stated this development would be an improvement to the area. He stated the proposal is not as dense as what it is there today. Alderperson O’Brien stated the density in the R-3 district is 3.5 homes per acre. A commission member asked where the dumpster would be placed. Mr. Stock stated there is some flexibility where it can be placed, and stated the dumpster is for the church. Mrs. Hartwig asked how far the sidewalk is from the property line. Mr. Stock stated the front is 25 feet from the property line, so the sidewalk is approximately 15 feet. Alderperson O’Brien stated the McBride property villas will sale in the range of \$800,000 to \$1,000,000; he then asked what the range of the townhomes was. Mr. Stock stated between \$450,000 and \$500,000. Mr. Stock presented the layout of the townhomes and stated there will be a bank of mailboxes. Alderperson O’Brien asked if Chief Trout had reviewed the plans and asked about a hammerhead. Mr. Stock stated they were reviewed by the Chief and he agreed to a 28 foot width. Mr. Bock asked about the gate which will be installed near the church. Mr. Stock stated it will be operable only by emergency vehicles. Mr. Morgan stated he recommended that and stated it would be placed in the ordinance.

Mr. Morgan stated in his staff report the only issues he has is the density and height. He stated he agreed to 40 foot height, as that is the height in commercial districts. He said given the location it will not be highly visible except for the highway. Ms. Hartwig stated she would like to see site line renderings of the project from the highway, Clayton Road and Carole Lane.

Chairman Kehr asked if there were any architectural issues. Mr. Stock stated the front of the units will have brick and stucco and hardy board and the remaining three sides will also have hardy board. Mr. Morgan stated a variance will need to be granted to allow 100% hardy board on the three sides, and stated the architectural review board cannot grant a variance, however the Board of Aldermen can. Mr. Segel said there will be two color pallets, one is gray the other is beige. He stated when the buyer picks the unit, they will decide which color pallet they would like, and he most of the units will be built, two side by side who will have the same color pallet. He also stated the rear decks and the posts on the back of the units are cultured stone, stating that is an architectural feature on the rear. All sides will have windows.

Mr. Stock stated the lots will be subdivided. He stated these are not condos. They will own their driveways and said the streets are public. He said they will have all vertical maintenance. Also the street is common ground and all common maintenance, as this is fee simple. There will be one lawn company and one company completely for general maintenance of the buildings.

Mr. Bock stated he is concerned of the views of close houses and asked if there was an elevation problem. He said he is most concerned about the end unit furthest to the south. Mr. Stock stated it was placed there because of the AT&T Switch, but stated they will look at it. Mr. Bock also asked what the purpose was of the circle. Mr. Stock stated to add character and it was placed there for the parking, but stated, they will look at that. Mr. Bock stated moving all the units, to allow for more space, so they will look less cluttered.

A commission member asked what the square footage is, Mr. Stock stated approximately 2,350 square feet of livable space, Mr. Segel stated each floor is 1,000 square feet, and stated the bottom floor also has the garage.

Chairman Kehr asked for resident comments.

Ms. Hatfield of 8 Portland Drive stated they were considering downsizing zoning from R-1 to PDR, and said there would be a domino effect. She said without PDR, there is no possible way to develop, and said it cannot be developed for an R-1, R-2 or R-3 zoning. She said under PDR this should not be granted, as it does not meet its purpose or intent. She also stated this development does not meet the city's zoning ordinance.

Mr. Samuels of Capitol Place said he supports Ms. Hatfield's idea. He said the city is downgrading the code for no reason except for the benefit of a developer. He asked are we here to support the profit of a developer.

Mr. Schaumburg of Spoede Road asked if the units will have basements. Mr. Stock stated no. Mr. Schaumburg asked in the immediate area, what other acreage or not developed. He also stated there will be a fight if this happens. He said he is not excited with the composition and don't like the looks of the townhomes. He also said this development is not a good reason to get rid of the trailer home park.

Mr. Stock stated they are before the commission for a proposal to change the zoning and would like consideration for approval by the Planning & Zoning Commission.

Mr. Morgan stated at this time the commission has asked the developer for site lines of the proposed townhomes and to look into the placement of the units.

Mr. Reineke stated the units are too close and there are too many units. He stated he also does not like the three story height and stated he does not care for the proposal. Alderperson O'Brien suggested this is built on the B'nai El Property.

**MOTION:** Alderperson O'Brien motioned and Mr. Reineke seconded to deny the request of the developer for the proposal of a PDR for the properties at 11130 South Forty and 11155 Clayton Road. Mr. Audi, "Nay"; Mr. Reineke "Aye"; Mr. Hyams, "Nay"; Mr. Kehr, "Nay"; Mr. Bock, "Nay"; Mrs. Hartwig, "Aye"; and Alderperson O'Brien, "Aye". The motion failed by a vote of 3-4 to deny the request, motion failed.

**MOTION:** Mr. Hyams motioned and Mr. Reineke seconded to continue the proposal for the request for a PDR for the properties at 11130 South Forty Drive and 11155 Clayton Road. Mr. Reineke, "Aye"; Mr. Hyams, "Aye"; Mr. Kehr, "Aye"; Mr. Bock, "Aye"; Ms. Hartwig, "Aye"; Alderperson O'Brien, "Nay"; and Mr. Audi, "Aye". The motioned passed by a vote of 6-1. Motion passed.

K. **ANNOUNCEMENT OF NEXT MEETING:** To be determined

L. **ADJOURNMENT:**

There was discussion of the next meeting, and Tuesday, October 2, 2018 was agreed upon.

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

The meeting adjourned at 8:08 p.m.