

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, NOVEMBER 16, 2015, 7:00 PM**

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 7:02 p.m. by Chairman Mark Richert.

B. **ROLL CALL:** The members present were:  
Chairman Mark Richert                      Nalani Mahadevan  
Dr. Stephen Nichols                         Jack Phillippe  
Harry Reineke                                 Wilma Schopp  
Aldersperson Mike Schoedel

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

C. **APPROVAL OF AGENDA:**

Chairman Richert stated he would entertain a motion to accept the revised agenda, which added public comments after the commission member's comments. Chairman Richert asked for a motion to approve tonight's amended agenda.

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

D. **APPROVAL OF MINUTES:**

Chairman Richert asked for a motion to approve the minutes of the September 29, 2015 meeting.

Motion to approve the minutes of the September 29, 2015, Planning & Zoning Commission meeting, was made by Ms. Schopp, and seconded by Alderman Schoedel, motion passed unanimously.

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

No comments were made by audience members at this time.

F. **CHAIRMAN'S COMMENTS:**

Chairman Richert made no comments at this time.

**G. COMMENTS BY COMMISSION MEMBERS:**

No commission members made comments at this time.

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

No report was given at this time.

**I. NEW BUSINESS:**

1. **PZ102715-01**: Request approval of a conditional use permit to operate a private school (St. Austin School) at 11411 North Forty Drive (former B'Nai El Temple). This property is zoned R-1. This item was on the October 27, 2015 agenda but was postponed at the request of the petitioner.

Mr. Matt Johlstadter a board member for St. Austin's School was present. Mr. Morgan stated the petitioner is requesting a conditional use permit to operate a school at 11411 North Forty Drive, the former B'nai El Temple. He stated there were conditions in the prior request to operate a school at this location, which included repairs to the outside parking area and maintenance inside. Mr. Morgan stated the school is located on five acres and they will occupy 17,300 square feet of the building which has total square footage of 28,500. The school will seal off the main congregation area and gymnasium as there is water damage in that area that they cannot repair. There are also fire safety issues and safety precautions and building violations on that side. Mr. Morgan stated the original conditional use permit was approved for 100 students, however St. Austin's School would like 150 students. Mr. Morgan stated there was a traffic study completed by Lochmueller Group which stated the schools AM peak hours are different than the regular peak hours at the Spode and I-64 intersection and stated only 37 additional cars will be added to the peak hour traffic numbers. They said the remainder of the cars would come after the peak hour.

Mr. Reineke asked if the roundabouts came after B'nai El moved. Mr. Morgan and Mr. Shelton stated they were unsure. Alderman Schoedel stated he was concerned about the request of 150 students and asked Mr. Johlstadter how many students are currently enrolled at St. Austin's School. Mr. Johlstadter stated currently they have 73 students enrolled but they have the intent to enroll 150 students and stated they need that number of students to make the move viable. He said they hope to have a 10 to 12% increase in students per year. He said next year they may increase up from 73 to 75. Mr. Johlstadter also stated the sanctuary will not be used as it needs too much work. He said he spoke to Mr. Morgan and the fire marshal and said there is a lot of water damage in the building.

Mr. Morgan stated they would have to comply with all the recommendations as the last school which was approved but he stated the only difference is the number of students. The staff recommendation was for a 100 student maximum. Alderman Schoedel stated we want them to be successful but stated we don't know when enrollment will increase. Mr. Johlstadter stated 100 students will not work. He said they try to keep tuition under \$6,000 per year.

A commission member asked about the use, educational versus assembly. Mr. Morgan stated schools are a mixed use, assembly and education. Mr. Reineke asked about the perimeter of the school. Mr. Morgan stated they will keep landscape the site barrier in the back but may trim it up and clean it up. He said the rear of the property is not located in Frontenac, it's located in Westwood and he has no jurisdiction over that part. Mr. Schoedel and Ms. Schopp suggested they start with 100 students. Mr. Johlstadter stated he understands the recommendations and understands the building needs improvements but he stated they need to have approval for 150 students. There was additional discussion of assembly usage and mechanical usage. Mr. Johlstadter stated he understands the building has to be brought up to code before they can occupy it and they plan to do that prior to the fall of 2016 for the upcoming school year. He said they are currently located at Greek Assumption Church.

**MOTION:** A motion was made by Dr. Nichols, and seconded by Ms. Mahadevan to approve the conditional use permit and allow up to 100 students, and accept all of the other staff recommendations, for St. Austin School, to operate a school at 11411 North Forty Drive (former B'Nai El Temple). No vote was taken.

Ms. Mahadevan asked is the traffic study based on 150 students. Mr. Morgan stated yes, there should be an increase of 63-65 cars, but only 37 during peak hours. He said peak hours overlap by 30 minutes.

**MOTION:** An amended motion was made by Dr. Nichols, and seconded by Ms. Mahadevan to approve the conditional use permit and allow up to 150 students, and accept all of the other staff recommendations, for St. Austin School, to operate a school at 11411 North Forty Drive (former B'Nai El Temple). All commission members voted "Aye". The motion passed unanimously, 7-0.

2. **PZ111615-01:** Discussion regarding the overview of the existing conditions of Clayton Road Corridor "study area" on the north side of Clayton Road between Spoede Road and South Lindbergh Boulevard. This item was referred to the Planning & Zoning Commission by the Board of Aldermen in accordance with the moratorium.

Mr. Shelton gave an overview of the Clayton Road "study area" regarding the area the moratorium is over. Mr. Shelton started with the Hilton Hotel which is on the east end of the area. He next showed the area of the new Reliance Bank which also houses Tim Horton Café. He said the Hilton hotel is zoned C-1 commercial. He said west of Reliance Bank is the former Braun Antique property, which was most recently a chiropractor office. The building is now currently vacant and on the market for \$1.3 million dollars. Also, that building sits on .4 acres. Mr. Shelton stated west of that property is the Ziern-Hanon building which is mixed use with medical, offices and retail. Behind that property is a single family home occupied by Mr. Hanon. When developed in 1998, the Board of Aldermen voted that if Mrs. Ziern or Mr. Hanon no longer occupied the house, it would be torn down. This area is also zoned C-1 Commercial. West of that property is Le Chateau Village which is Planned Development, which has medical, offices, restaurants and retail. Near Hwy 40 there are two large office buildings occupied by Reliance Bank and Wells Fargo. This entire area is planned development except for the future site of a medical facility which is operating under a conditional use permit, and that area is zoned, C-1 commercial. The medical office property was on the market for \$800,000 but sold for \$700,000 due to some MSD issues. That property is located on less than ½

of an acre. Mr. Shelton stated Frontenac Grove is a mixed use development with medical offices (in the rear, the former Jr. League building), offices, two restaurants and retail. West of that property is city hall and a church and the uses for both are institutional, and this property is zoned R-1 residence. Mr. Shelton stated in the 2006 comp plan, if the use of these two properties were to change, the recommendation was community commercial usage, which is retail, office, or other commercial uses of a community nature. Alderperson Schoedel asked if the sound wall that was placed there when I-64 was built, is that on MoDOT's right of way. Mr. Shelton stated yes. Mr. Shelton stated the final property is the former Ladue Early Childhood Center, and five residential parcels and four residences. The area is zoned R-1 residential, single family residential. This area was also studied in the 2006 comp plan, the 2012 PGAV report and the 2015 Development Strategies report.

Mr. Richert thanked Mr. Shelton for his overview and stated he asked Mr. Reineke and Dr. Nichols to serve on a subcommittee to review the comprehensive plan and the two studies which were already completed, and to come back to the Planning & Zoning Commission with a report at the next meeting.

Ms. Culleton of Spoede Road asked about the term mixed use and asked was it all commercial. Mr. Shelton stated, yes, except for the one residential house located between the Frontenac Hilton and the Ziern-Hanon Galleries building.

Mr. Schamburg of Spoede Road asked if the committee could come back without a questionnaire from the public. Mr. Richert stated they would look at the reports they have. He also stated this body does not legislate. Mr. Schaumburg stated a survey is needed of the people which includes their wishes. He said in 2006 there was a survey of the people and one is well overdue. Alderman Schoedel stated we need take a look at the studies and reports that we already have.

**MOTION:** A motion was made by Alderman Schoedel, and seconded by Dr. Nichols to table this discussion until the next meeting, and for the report of the subcommittee which was appointed. All commission members voted "Aye". The motion passed unanimously, 7-0.

J.     **ANNOUNCEMENT OF NEXT MEETING:** Tuesday, December 22, 2015

K.     **ADJOURNMENT:**

**MOTION:** A motion was made by Alderman Schoedel, and seconded by Dr. Nichols, to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 7-0.

The meeting adjourned at 7:30 pm.