

CITY OF FRONTENAC



MINUTES OF THE
PLANNING AND ZONING COMMISSION
FRONTENAC CITY HALL - 10555 CLAYTON ROAD
MONDAY, FEBRUARY 10, 2025, 6:00 PM

- A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m. by Chairperson Kim Tompras.

- B. **ROLL CALL:** All members present were:

Chairman Kim Tompras	Kin Watkins
Chris Kehr	Elizabeth Hartwig
Chris Hyams	Steve Taaffe
Alderpersn Tom O'Brien	

Mr. Bob Bauer was absent.

Alderpersns Jamie Griesedieck and Scott Mullis were present.

Building Consultant, Ellen Rottjakob; Building Commissioner, David Fairgrieve; Interim City Administrator/City Clerk, Leesa Ross; City Attorney, Kevin O'Keefe; and Administrative Clerk, Shari Cooper were also in attendance.

- C. **APPROVAL OF AGENDA:**

Chairperson Tompras asked for a motion to approve tonight's meeting agenda.

MOTION: The motion to approve the agenda was made by Mr. Watkins and a second was made by Alderpersn O'Brien. All commission members voted "Aye"; the motion passed unanimously.

- D. **APPROVAL OF MINUTES:** October 22 and November 6, 2024

Chairperson Tompras asked to approve the minutes from October 22, 2024, with corrections and table the minutes from November 6, 2024, until next month.

MOTION: The motion to approve the October 22, 2024, minutes with corrections was made by Mr. Watkins and a second was made by Mr. Taffee. All commission members voted "Aye"; the motion passed unanimously.

- E. **CHAIRPERSON'S COMMENTS:**

Chairperson Tompras made no comments at this time.

F. **COMMISSION MEMBER COMMENTS:**

No comments were made at this time.

G. **PUBLIC COMMENTS:**

No comments were made at this time.

H. **OLD BUSINESS:** None

I. **NEW BUSINESS:**

1. **PZ102224-01:** Request from Cory Spence with Grimes Engineering for Approval of a Preliminary Subdivision Plat at 11321 Conway Road in the R-1 One-Acre Residence District.

Mr. Cory Spence of Grimes Engineering introduced himself to the commission members and offered to answer any questions.

Ms. Rottjakob stated that the applicant is interested in requesting this approval, both preliminary and final, to be forwarded to the Board of Alderpersons.

Mr. David Fairgrieve, Building Commissioner, stated that Oetjen Lane is a private lane. He stated that he does not believe the owner will grant access to the property off his lane. The owner will have to enter from Conway Rd.

Mr. Joe Sunderman, 4 Vouga Lane, stated that there is an easement on his property also. He disagrees that Oetjen Lane is privately owned, he did state that he is required to maintain it.

Mr. O'Keefe stated that he hasn't seen any of the documentation in regards to the easement, but an easement is a right to use private property, so it is a use someone else's property and it doesn't make that other property public it means that more than one person has the right to use it for the purpose of the easement and the owner is entitled to use it in anyway that does not interfere with the rights of the easement holder so it continues to be private property. It is not a street dedicated to public use and it is not a street in the City's subdivision code.

Ann Hendrich, stated that she would like to share the same comments in regard to the driveways and possibly sidewalks and would like to know what will have to happen to

help slow traffic down to this approach. She also asked within City of Frontenac guidelines and regulations, whether there is a limit or maximum for these new house valuations.

Mr. Fairgrieve stated there are maximum building setback and height requirements and a minimum square footage. Mr. Fairgrieve stated he has not seen a permit or building plan for the property yet. He stated tonight's meeting was strictly requesting the lot be split into two equal lots.

Mr. O'Keefe reported that both the Commission and Board of Aldermen have very limited discretion and these lots do meet the standard minimum zoning codes within the City of Frontenac.

MOTION: Mr. Kehr made a motion to approve the preliminary and final subdivision plat at 11321 Conway Road in the R-1 One-Acre Residence District. All commission members voted "Aye"; the motion passed unanimously.

J. **VOTE TO ADJOURN:**

Chairperson Tompras asked for a motion to adjourn the meeting.

MOTION: A motion was made by Mr. Kehr and a second was made by Mr. Taffee to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously.

The meeting adjourned at 6:21 p.m.