

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 22, 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
Doug Bock
Chris Hyams
Harry Reineke

Andre Audi
Elizabeth Hartwig
Alan Kahn

Also in attendance were Alderperson David Bray, Alderperson Dan Kemper and Alderperson Tom O'Brien.

Also in attendance was John Morgan, Building Commissioner.

C. **APPROVAL OF AGENDA:**

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

Motion to approve the agenda was made by Mr. Reineke, 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 27 2017, meeting.

Motion to approve the minutes of the June 27, 2017, Planning & Zoning Commission meeting, was made by Mr. Kahn, 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 that the proposed Desco Development of the former Shriners Hospital property will be before the Board of Aldermen on next Tuesday for the reading of ordinances. Mr. Morgan stated that the main ordinance may not be ready for reading but we will not know until the meeting. Mr. Morgan stated that the final development plan could be before the Commission in September or October and that they also need to subdivide. Chairman Kehr asked if that can be simultaneous with the final development plan and Mr. Morgan stated that it could.

I. **UNFINISHED BUSINESS:**

There was no unfinished business.

J. **NEW BUSINESS:**

Item PZ082217-01: Request approval of a preliminary consolidation subdivision plat for the property at 885 S. Lindbergh, known as Honda of Frontenac.

Chairman Kehr stated that there is a new item, PZ082217-01 the preliminary subdivision plat for 885 South Lindbergh, Honda of Frontenac. Mr. Mark Doering, President of Doering Engineering appeared before the Commission on behalf of the owner of Honda of Frontenac. Mr. Doering stated that there are currently 70 lots platted for this property and four parcels. Mr. Doering stated that the proposal is to consolidate all of these lots into one large lot. Basically they are cleaning up the property. Chairmen Kehr inquired as to how there could be four parcel overlaid onto 70 lots and Mr. Doering could not answer that question but apparently the County allowed it to happen. Mr. Morgan stated that this is unusual and the building should never have been approved to go over many lots, it should have been required back then to consolidate and Mr. Doering concurred. Mr. Doering stated that there is an existing ten feet wide easement on the property that does not interfere with anything and there are no utilities in the easement however they decided not to seek a vacation of the easement from MSD. Mr. Morgan inquired about an 8 inch sanitary sewer that is not in an easement and Mr. Doering stated that he is not sure that piping is there, it was shown on the original plat. Mr. Doering said he would verify this before they submit the final plat.

Mr. Morgan stated that this is unusual in that it is a consolidation plat and not a normal preliminary plat for a new subdivision. The property is already developed and is going through a renovation and addition. The only type of consolidation plat procedure the City has is a boundary adjustment procedure but that is limited to four lots. Chairman Kehr asked is the boundary adjustments come to the Commission and Mr. Morgan stated that a boundary adjustment procedure is an administrative approval. The only other procedure is the full subdivision procedure of preliminary plat and final plat review.

MOTION: Mr. Bock moved to recommend approval of the preliminary plat, second by Mr. Hyams, vote, Mr. Reineke, aye, Mr. Hyams, aye, Mr. Audi, aye, Chairman Kehr, aye, Mr. Bock, aye, Mrs. Hartwig, aye and Mr. Kahn, aye, **Motion passed by a vote of 7-0.**

K. **ANNOUNCEMENT OF NEXT MEETING:** Tuesday, September 26, 2017 at 7:00 p.m.

L. **ADJOURNMENT:**

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

The meeting adjourned at 7:17 p.m.