

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 26, 2019, 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	Elizabeth Hartwig
Chris Hyams	Alan Kahn	Harry Reineke
Aldersperson Tom O'Brien		

Mr. Doug Bock was absent.

Also in attendance was City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; and City Attorney, Edward Sluys. Also in attendance were Alderspersons David Bray and 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 January 22, 2019, meeting.

Motion to approve the minutes of the January 22, 2019, Planning & Zoning Commission meeting was made by Mr. Audi and seconded by Mr. Kahn, 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 at this time.

G. **COMMENTS BY COMMISSION MEMBERS:**

No commission members made comments at this time.

H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan was absent, no report was given at this time.

I. UNFINISHED BUSINESS:

1. **Item PZ012219-01**: Request approval of a conditional use permit for site and building signage for the planned development located at 2021 and 2051 South Lindbergh (former Shriners Hospital Property) permit as required by the planned development ordinance. (Zoned PDC)

This item was continued at the January 22, 2019 meeting.

Chairman Kehr asked Mr. Christensen if he had any comments at this time. Mr. Christensen stated he could give a summary of the building commissioner's report but stated if everyone read it, it will stand as submitted.

Chairman Kehr stated this package is a total package for a planned development district and does not have to conform to the specifics in the city's sign ordinance. The city's sign ordinance can be used as a guide.

Mr. Ron Mackey of Sign Crafters stated he was here to represent the signs for the office building and the two out lots. Mr. Mackey showed the commission members a sample of the proposed sign, an 18" tall halo lit sign. Ms. Hartwig asked will the building be darker than the example. Mr. Mackey stated yes, and the illumination will be less and stated only 10 – 14% of light will come out. Chairman Kehr stated this look will be consistent throughout the entire site; all the buildings will have this type of halo lighting. Mr. Mackey stated the first floor tenants (up to six) will be allowed up to 25 square feet signs on the east and west sides of the building. The second floor will be allowed two 25 square feet signs on the building and the third floor tenants will be allowed two signs of 50 square feet. Chairman Kehr stated per the site plan, it shows up to six retail signs for the first floor Mr. Antoine said yes, six is the maximum, it may be less.

Ms. Hartwig stated for the top floor, will there be one tenant. Mr. Antoine stated it is anticipated to be one tenant, and the signs will be on the north and south sides of the building.

Mr. Kahn started in Mr. Morgan's memo, the request was for two signs on the two smaller buildings, the bank and restaurant, which are allowed a 25 square feet sign on the inside of the development, facing west; and a 50 square feet sign on the outside of the development, facing east. There was discussion whether this sign should be 35 square feet or 50 square feet as requested by Mr. Morgan.

Chairman Kehr stated he reviewed the PHFC District (Planned High Fashion Center) signs, which allow for a 35 square foot sign. Mr. Mackey stated a 25 foot sign is normally 2 x 12 ½ feet (25 feet) and 3 x 16 (approximately 50 square feet). The halo letter shown to the committee is 18 inches.

Chairman Kehr asked the committee if they had any issues with the monument signs, the LifeTime Fitness wall signs, the retail signs or the out building signs. Mr. Kahn stated he has not

seen what the two smaller out parcel buildings which will house the bank and restaurant look like and he said why we don't wait, before making a call on these signs. Mr. Hyams recommended allowing a range of 35 – 50 feet, pending final approval by the ARB or Planning & Zoning Commission. Mr. Christensen stated the formula in the sign ordinance is to take the building liner frontage and multiply it by .7. He said this is the same formula used by Flemings, Brio and Panera. He suggested they follow the same formula that is in the sign code, for the out parcels, at Plaza Frontenac, and multiply the linear frontage by .7.

Mr. Hyams said the ARB will review the style of the sign and stated we should determine the size of the sign tonight. Mr. Antoine of DESCO stated if 35 feet is consistent, that request is reasonable. Chairman Kehr asked if everyone was okay with the recommendation that the out building east signs will be a maximum of 35 square feet. All the members were in favor of this recommendation.

Chairman Kehr asked about the language regarding the fonts and logos in the building commissioner's report and asked is this in the city's ordinance. Mr. Sluys stated it is in the sign package from DESCO, page 2, under General Requirements, and Section A(6). He gave an example of the St. Louis Cardinals and the STL logo, which is not particular letters.

MOTION: Mr. Hyams motioned and Mr. Kahn seconded to approve the recommendation of Mr. Morgan (attached memo) and all the signs presented by The DESCO Group. The only exception is the change to the east signs on the two out parcels (next to the office building) for the proposed bank and restaurant, that the maximum size of the signs will be 35 square feet. This recommendation will be forwarded to the Board of Alderpersons and a public hearing will be set. All Commission members voted "Aye". The motion passed unanimously, 7-0.

J. NEW BUSINESS:

None

K. ANNOUNCEMENT OF NEXT MEETING: The next meeting will take place on Tuesday, March 26, 2019.

L. ADJOURNMENT:

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

The meeting adjourned at 7:27 p.m.