

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
IN-PERSON (FOR COMMISSION ONLY)
TUESDAY, SEPTEMBER 27, 2022, 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 Ms. Tompras, Chairperson.

B. **ROLL CALL:** The other members present were:

Kim Tompras	Bob Bauer
Kin Watkins	Elizabeth Hartwig
Chris Kehr	Steve Taffee
Alderperson Tom O'Brien	

Mr. Chris Hyams was absent. Mayor Hatfield was also present.

Building Consultant, Ellen Rottjakob; Building Commissioner, Jared Reid; City Administrator, Jaysen Christensen; City Attorney, Edward Sluys and City Clerk, Leesa Ross were also in attendance.

C. **APPROVAL OF AGENDA:**

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

Motion to approve the agenda was made by Mr. Bauer a second was made by Mr. Watkins to approve the meeting agenda. All commission members voted "Aye"; the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Ms. Tompras advised of two minor typos to the minutes of April 26, 2022.

Chairperson Tompras asked for a motion to approve April 26, 2022, meeting minutes as amended.

Motion to approve the meeting minutes of April 26, 2022 as amended was made by Mr. Bauer and was a second was made by Mr. Watkins. All commission members voted "Aye"; the motion passed unanimously.

E. **CHAIRMAN'S COMMENTS:**

Ms. Tompras asked about meeting in person in the future. Mr. Christensen stated the plans are to meet in person in the future and also have audio for guests who would not to attend in person.

F. **COMMENTS BY COMMISSION MEMBERS:**

No comments were made by Commission members at this time.

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

There were no public comments at this time.

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

Mr. Reid nor Ms. Rottjakob made comments.

H. **UNFINISHED BUSINESS:**

None

I. **NEW BUSINESS:**

1. **PZ092722-01**: Request approval to rezone property at 903 South Lindbergh Boulevard from PD Planned Developed to C-1 Commercial.

Ms. Rottjakob stated there was a request to rezone the property from PD to C-1 Commercial. There was discussion as to why change it from PD. Mr. Sluys stated the ordinance for this property was approved in 2005 and the building built in 2006. The current PD regulations were approved after this building was constructed. The PD regulations have been updated for multiple PD classifications, Commercial, Mixed, and Residential.

MOTION: Mr. Kehr made a motion and Mr. Bauer made a second to the motion to approve the change of zoning at 903 S. Lindbergh Blvd. from PD-planned development to C-1 commercial. All the commissioner except Ms. Tompras voted "Aye". The motion passed by a vote of 6-1.

2. **PZ092722-02**: Request approval for a preliminary subdivision plat for The Enclave at Frontenac and Westwood, 11411 North Forty Drive.

Mr. Steve Jokerst was present along with Mr. Barry Simon. Mr. Jokerst He said this is for the preliminary subdivision plan. The commission members asked about utility easements. The Ameren easement was shown; however, our regulations state easements do not have to be shown on plans. There was discussion of the front Ameren easement. Other questions about utility easements for Spire, Missouri American Water and MSD were discussed. Mr. Jokerst started there are several other MSD easements on the property.

M.s Tompras asked about the final subdivision plan, and if it would come back to the commission. Mr. Sluys stated no. After the preliminary plan is approved by the Planning & Zoning Commission, it goes to the Board of Alderpersons for preliminary plan approval. After that the final subdivision plan is only approved by the Board of Alderpersons.

MOTION: Mr. Bauer made a motion and Mr. Watkins made a second to the motion to approve the preliminary subdivision plan with the request for the inclusion of the Ameren easement on the plan. All commission members presented voted “Aye”. The vote passed unanimously. The vote was 7-0.

3. **PZ092722-03:** Six-month moratorium on consideration of zoning applications.

Aldersperson O’Brien stated he requested this for consideration as the comp plan is nearing completion. He stated he would like the city not to consider any zoning applications until the completion. Mr. Christensen and Ms. Rottjakob stated currently there are no zoning applications on file with the city. Applications for conditional use permits can still be considered during this time.

MOTION: Mr. Watkins made a motion and Aldersperson O’Brien made a second to the motion to approve a six-month moratorium on zoning applications.

J. ANNOUNCEMENT OF NEXT MEETING:

The next scheduled meeting will be Tuesday, October 25, 2022 at 6:00 p.m.

K. ADJOURNMENT:

MOTION: A motion Mr. Bauer was made by M, Watkins made a second to the motion to adjourn the meeting. All Commission members voted “Aye”. The motion passed unanimously

The meeting adjourned at 6:29 p.m.