

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**THURSDAY JULY 30, 2015, 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 Mark Richert.

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

Chairman Mark Richert

Harry Reineke

Wilma Schopp

Aldersperson Mike Schoedel

Nalani Mahadevan

Dr. Steve Nichols

Also in attendance were Building Commissioner, John Morgan; and City Attorney, Edward Sluys.

C. **APPROVAL OF AGENDA:**

Mr. Richert asked for a motion to approve tonight's agenda.

Motion to approve the agenda was made by Aldersperson Schoedel, and seconded by Ms. Mahadevan, motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Mr. Richert asked for a motion to approve the minutes of the January 27, 2015 meeting.

Motion to approve the minutes of the January 27, 2015, Planning & Zoning Commission meeting, was made by Ms. Schopp, and seconded by Dr. Nichols, motion passed unanimously.

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

No audience members made comments.

F. **CHAIRMAN'S COMMENTS:**

Mr. 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:**

Mr. Morgan stated that permits are still up and construction is still strong. There is nothing new on the Shriner's property. The commission inquired if there is any activity regarding the Ladue School property next to City Hall and Mr. Morgan stated that a lawsuit has been filed against the City by the developers. The board asked if they could receive a copy of the lawsuit and Mr. Morgan stated that he would look into that.

#### I. **NEW BUSINESS:**

##### 1. **PZ073015-1: Request approval of a preliminary plat to subdivide the property located at 10441 Lylewood Drive from one lot into two lots.**

Mr. Richert asked the commission members if they reviewed the staff report and all stated yes. Mr. Richert asked if there were any comments or questions about the staff report and there were no comments. Dr. Nichols stated that the proposed lot sizes are over 9,000 square feet which is more than the minimum lot size of 7,500 square feet. Dr. Nichols inquired about the needed variance and Mr. Morgan stated that he talked with Lee Curtis regarding the zoning code and how we should interpret the minimum lot width and Mr. Curtis informed him that a good interpretation would be to take it at the building line. Mr. Sluys stated that he has reviewed the regulations and standard practices and is in agreement with this interpretation. Mr. Morgan stated that based on this interpretation the applicant is requesting a variance of 5 feet from the minimum lot width of 75 feet to allow for a lot width of 70 feet, the Board of Aldermen may grant a variance in accordance with the subdivision procedures. Mr. Richert asked if there were further comments. Being no further comments Mr. Richert asked for a motion.

**MOTION:** A motion was made by Mr. Reineke, to recommend approval of the request of a preliminary plat to subdivide the property located at 10441 Lylewood Drive from one lot into two lots and to recommend that a variance of five feet for the lot width be granted, second by Alderperson Schoedel. All commission members voted "Aye". The motion passed unanimously, 6-0.

J. **ANNOUNCEMENT OF NEXT MEETING:** August 25, 2015 at 7:00 pm.

#### K. **ADJOURNMENT:**

**MOTION:** A motion was made by Dr. Nichols, and seconded by, Alderperson Schoedel to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 6-0.

The meeting adjourned at 7:15 pm.