

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 23, 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	Doug Bock
Elizabeth Hartwig	Chris Hyams
Aldersperson Tom O'Brien	

Also in attendance was Building Commissioner & Zoning Administrator, John Morgan; City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; and City Attorney, Edward Sluys.

Also in attendance were Alderspersons Jamie Griesedieck 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. Bock, the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairman Kehr stated he had minor corrections, which he gave to Ms Ross, regarding his comments on the CBB traffic study on page 3 of the meeting minutes. He asked for a motion to approve the amended minutes of April 10, 2019, meeting.

Motion to approve the amended minutes of April 10, 2019, Planning & Zoning Commission meeting was made by Aldersperson O'Brien and seconded Mr. Bock, motion passed unanimously.

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

No public comments were made.

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 stated the building plans for Uncle Julio’s will be submitted soon. He stated they recently received ARB approval. Alderperson O’Brien asked if their opening date was still October 1. Mr. Morgan stated they plan to begin construction June 1 and estimates them opening in the beginning or middle of November.

I. UNFINISHED BUSINESS:

J. NEW BUSINESS:

1. **Item 042319-01**: Request approval of the final site development plan for the redevelopment of 11130 South Forty Drive and 11155 Clayton Road. Zoned PDR

Mr. George Stock of Stock and Associates stated he was representing the Payne Family Homes for approval of the final site development plan. He stated the plan which was approved by the Board of Aldermen, ordinance 2019-1879, were fewer units than what was approved by the Planning & Zoning Commission. The plan approved was for 18 units which are now running east to west, opposed to north to south which was originally approved by the commission. There will be nine units which face I-64 and nine units which face the church. He stated there will be eight additional parking spaces and parking along the circular drive. There will be a bio retention storm water management area on the west side of the property. He also stated the church will rehabilitate their lot and address storm water at that time. There will be a single point of entry from the Outer Road. The sidewalks will run to each unit and there will be a step down into a courtyard to reach the front door. Mr. Stock went over the landscape plan and the types of trees which will be planted. He stated there will be 153 trees added to the site and 136 shrubs and plants. Mr. Stock stated the plan looks identical to the preliminary plan approved by the ordinance. There was some discussion regarding lighting. Mr. Stock stated the lighting will be directed down and not adjustable. They will use shoebox type lights, with LED bulbs. He also stated there is no spillage from the lights and stated no shield should be required. He also stated the photometric is within .5 or lower. Mr. Morgan stated if lights are 16 feet or above they must be shield, per the ordinance. Mr. Morgan also stated the trash cans per the subdivision indentures will be stored inside the garages until trash day.

Mr. Bock stated the original plan had access through the church lot. Mr. Stock stated yes, but this plan only has access through the South Outer Road. Ms. Hartwig asked will the fire truck be able to access the street and down the alley. Mr. Stock stated yes. Mr. Stock again said this is the final development plan, which is exactly like the preliminary plan, which was passed by ordinance.

Chairman Kehr advised of two conditions, the trash cans, which will be kept inside and the approved lighting plan. He asked for a motion to approve this request.

MOTION: Mr. Hyams motioned and Ms. Hartwig seconded to approve the request for an approval of the final development plan for 11330 South Forty Drive and 11155 Clayton Road, with the conditions for the trash cans to be kept inside and the lighting plan which was submitted, shall comply with the City of Frontenac, lighting regulations. Mr. Hyams, Chairman Kehr, Mr. Bock and Ms. Hartwig voted “Aye”; Alderperson O’Brien voted “Nay”. The motion passed by a vote of 4-1. **MOTION PASSED.**

This recommendation will be forwarded to the Board of Alderpersons and a public hearing will be set.

K. **ANNOUNCEMENT OF NEXT MEETING:** The next meeting will take place on Tuesday, May 28, 2019.

L. **ADJOURNMENT:**

MOTION: A motion was made by Mr. Bock, seconded by Alderperson O’Brien, to adjourn the meeting. All Commission members voted “Aye”. The motion passed unanimously, 5-0.

The meeting adjourned at 7:15 p.m.