

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, OCTOBER 2, 2018, 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  
Aldersperson Tom O'Brien

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

Also in attendance were Alderspersons David Bray, Jamie Griesedieck, Dan Kemper and Nalini Mahadevan.

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 August 28, 2018, meeting.

Mr. Bock advised of several typos in the minutes, one on page 1 and the other on page five regarding the votes of the commission members. Ms. Ross stated she would make the necessary corrections.

Motion to approve the amended minutes of the August 28, 2018, Planning & Zoning Commission meeting was made by Aldersperson O'Brien and seconded by Mr. Audi, motion passed unanimously.

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

N 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 made no comments at this time.

I. **UNFINISHED BUSINESS:**

1. **Item PZ082818-01**: Request approval of a Planned Development Residential for the properties located at 11330 South Forty Drive and 11155 Clayton Road for a residential town home development on part of the property and for the church to remain as part of

Mr. George Stock of George Stock and Associates gave an updated presentation of the plans for the properties of 11330 South Forty Drive and 11155 Clayton Road. Mr. Stock stated he would address some of the concerns from the last meeting regarding the site, the staff's report, and the need to increase green space in certain areas.

Mr. Stock stated they were told there was not enough green space on the east side of the property. He said they took two units in the south east corner and moved them to the middle. He said the green space on the property is 48.67%. He also stated the landscape plan was revised, with additional trees on the eastern property line. He stated the staff report asked to add additional parking. On the site there is 133 feet separating Carole Lane from the townhomes. He also stated the height was reduced on the units to 40 feet. He showed prospective views from I-64, Clayton Road (from church site) and from the west and center. There was also a view shown from Carole Lane. He said they could add five to six additional parking spaces from the area where they moved the two units. He said regarding the density, they are going from 11 units per acre (trailer park) to 7 units per acre on this development. Also, there are no changes to the elevations. Mr. Stock stated they listened to the concerns and comments of the commission. Mr. Stock asked for a request to approve the development plan.

Mr. Kahn asked what the price point was. Mr. Stock stated \$450,000. Mr. Bock asked can you currently see the trailers from Clayton Road. Mr. Stock stated no, not from Clayton Road, but you can see them from Carole Lane. Mr. Stock also stated they will upgrade the church's parking lot by repaving and stripping it. He was asked the distance from the closest townhome to the Carole Lane. He stated it is 133 feet. He also stated it is 87 feet from the street to the property line.

Mr. Kahn asked have there been any other development proposals for this property before. Mr. Morgan stated no, none that he is aware of.

Mr. Morgan stated the largest concern is the density. He said in West End Park the density is 5.88 per acre. He said there is no true landscaping or green space. He said the only requirement

in West End Park is 20% green space in the front yard. He said the area can look very dense, and the area is single family homes.

Mr. Kahn asked about the height and asked what was the thought process of it being 40 feet or 42 feet. Mr. Morgan stated 40 feet is allowed in commercial and that in a planned development district the height is allowed up to 54 feet. Mr. Morgan stated he thought 40 feet would be appropriate.

Ms. Hatfield of Portland Drive commented on the different zoning districts in the city. She stated this should not be approved and said it is not the intent of the PDR. She said the Planning & Zoning Commission would set precedence and said this project does not meet the zoning requirements of Frontenac.

Mr. Schaumburg of Spoede Road made comments about zoning and stated he was against the project. He said he does not believe this will not set precedence. He stated he does not approve of it and does not like the look.

Mr. Zoellner of Fallbrook stated he wanted to speak on behalf of the development. He stated he would like to see the trailer park go, said it was a good opportunity and feels this development would add tax revenue to the city, and he said he feels this is a significant benefit to the community.

Mr. Ed Hamilton of Carole Lane said he has a vested interest of the future and well being of Frontenac. He stated he was not in favor of the density and said this development was not good for future development. He also stated he did not like the quality of the material or the ingress and egress. He said if you need more space, buy more land. He asked that the Commission look at it seriously.

Mr. Sluys stated that churches and religion uses are treated different for zoning codes.

Mr. Stock stated this is a regular planned development district. He said the height of 40 feet is allowed. He said a two story home can go up to 35 feet, and the townhomes can go up to 40 feet. He stated in the comp plan residents were desirable of villas and townhomes.

Mr. Christofferson of Carole Lane asked them to look at the typography. He said his back yard is 611. He said this development will be at 616, and said the foundation will be pushed up. He said the existing grade is 617, down to 615. Mr. Morgan stated the church's garden is 625 to 616. Mr. Christofferson asked how you will feel with a 40 foot structure in your background. He said he does not want to be crowded in his own backyard and stated his concern was for privacy.

Mr. Schoedel of Portland Drive stated this was a great project for the city. He said this is a unique site and this would not set precedence. He said the city needs to look at each proposal. He again said this was a great project for the site and the community.

Mr. Ruby of Carole Lane stated he did not like the materials proposed for the buildings. He asked about the height and the reduction from 42 feet to 40 feet. He said his main concern is the

appearance of the front of the building and stated it was Plain-Jane. He said he would like it to be addressed.

Mr. Morgan stated it can be added to the ordinance that brick and stone should be continued around the building and stated it also can be approved by the ARB.

Mr. Schaumburg commented about the development and stated he did not like it and would not want to see it approved.

Aldersperson O'Brien stated for a \$10,000,000 development there is only a one year bump in tax revenue. Chairman Kehr stated because of the Hancock Amendment, if assessments go up, everyone else's tax rates go down.

Mr. Kahn asked if basements were viable. Mr. Stock stated the development will have a first level garage with a bonus room, the living room and kitchen on the second level and the bedrooms on the third level. He said basements were not considered.

Chairman Kehr stated the proposal before them is allowed by the Frontenac Zoning ordinance. Mr. Morgan stated it is about viability. He said if this was developed as a single family residence it would take a lot and would not be a viable development. Mr. Sluys stated PDR is a zoning district under our code. He said the code speaks of 10 criteria for a PDR and he said a development must meet three of the ten criteria. He discussed and described several of the criteria to the commission.

Mr. Stock stated there are currently 16 rental properties on the site. He said they will go from rental properties to an owner occupied property.

A commission member asked about crime data for the trailer park.

**MOTION:** Mr. Hyams motioned and Mr. Bock seconded to approve the PDR proposal dated 10/2/2018 and the staff report dated 9/28/2018 for the properties located at 11330 South Forty Drive and 11155 Clayton Road, and to have the ARB or BOA to consider additional architectural materials on the visible sides of the townhomes, and to include five additional parking spaces. Mr. Audi, "Aye"; Mr. Reineke "Aye"; Mr. Hyams, "Aye"; Mr. Kehr, "Aye"; Mr. Bock, "Aye"; Mrs. Hartwig, "Nay"; Mr. Kahn, "Aye"; and Aldersperson O'Brien, "Nay". The motion passed by a vote of 6-2 to approve the request, motion passed.

**J. NEW BUSINESS:**

None

**K. ANNOUNCEMENT OF NEXT MEETING:** Tuesday, October 23, 2018, 7:00 p.m.

**L. ADJOURNMENT:**

**MOTION:** A motion was made by Chairman Kehr, seconded by Mr. Hyams, to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 8-0.

The meeting adjourned at 8:05 p.m.