

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 27, 2018, 5:00 PM

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 5:23 p.m. by Chairman Chris Kehr.

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

Chairman Chris Kehr	Andre Audi
Elizabeth Hartwig	Chris Hyams
Alan Kahn	Aldersperson Tom O'Brien

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

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. Audi, the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of the October 2, 2018, meeting.

Motion to approve the minutes of the October 2, 2018, Planning & Zoning Commission meeting was made by Mr. Hyams and seconded by Aldersperson O'Brien, 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 stated the proposal of the townhomes by the Payne Family Development has been postponed to January.

I. UNFINISHED BUSINESS:

1. **Item PZ112718-01**: Request for an amendment to the Final Development Plan and Ordinance for 2100 South Lindbergh to increase the square footage of one out lot restaurant from 8,500 square feet to 10,300 square feet and approval of a 5,600 square feet bank instead of a restaurant on the second out lot.

Mr. Dan Burke of Armstrong Teasdale stated they were before the Commission requesting an amendment to the Final Development Plan and Ordinance and an increase to one out lot for a restaurant from 8,500 square feet to 10,300 square feet and change of a bank in the other out lot from a restaurant with a decrease in square feet from 8,500 to 5,600 square feet.

Mr. George Stock of George Stock & Associates stated the change was driven by the user. He said the parking on the site will decrease by two passes from 900 to 898. He said there will be some changes at the St. Joseph's access to Litzsinger. He said there would be a few modifications with a three lane driveway with a divided median. There will also be a quick right in and ingress only.

Mr. Stock stated they will modify lots 1 and 2 and adjust the southern property line with changes from 1.882 acres to 1.872 acres. Mr. Morgan stated a boundary adjustment will also be needed however that is done administratively.

Mr. Wilkerson of DD2 Design stated there were some changes to the landscape plan on 102S & 102B in the area near Lindbergh. He also stated there are some changes to 104B, the plan schedule. He stated there are some tree plan changes near the area of Lindbergh & Litzsinger and stated boxwoods will be planted to help shield some of the light on the development.

Mr. Stock stated there are no changes to the office building and parking deck. Mr. Anthone of DESCO stated the 10,300 square foot restaurant will have a 1,400 square foot patio which will be on the north side of the building. Alderperson O'Brien asked what the bank hours will be, Mr. Anthone stated typical bank hours, 8:30 a.m. to 5:30 p.m. He also stated they anticipate an ATM, which potentially will be on the outside of the building, however they will not have a drive through.

Ms. Hartwig asked how many stories the bank will be. Mr. Anthone stated one story, as they are limited to 25 feet height.

Mr. Morgan stated his concerns were the increase in size of the restaurant. He said the net decrease goes from 4,200 feet to 5,200 feet and he said there should be no issues with parking. Chairman Kehr asked Mr. Morgan if he was fine with the new configuration of St. Joe's entrance. Mr. Morgan stated he was fine with the new configuration.

Ms. Hartwig asked what the impact on taxes is. Mr. Christensen stated banks pay no taxes, however the City is working on a payment in lieu of taxes (PILOT) agreement with the bank to offset the lost revenue. This will be an annual ongoing payment.

Chairman Kehr said there are two specific recommendations. The first is to amend Section 1 for a use of a bank, and also in Section 1 to allow a 10,300 square feet restaurant and a 5,600 square feet bank.

Mr. Pittenger of Litzsinger Place asked why the decrease of smaller plants on Litzsinger Road. Mr. Wilkerson stated Boxwoods shield headlights. Mr. Morgan stated the Arbor Vitae (trees) will not service well and would eventually have to be removed. Mr. Pittenger stated they are concerned with the size of the patio and are concerned about the noise. Mr. Anthonie stated the patio size did not change the restaurant interior space was increased. Mr. Pittenger stated they were neutral or positive changes and he was okay with both.

MOTION: Mr. Kahn motioned and Alderperson O'Brien seconded the request for an amendment to the Final Development Plan and Ordinance for 2100 South Lindbergh Boulevard to increase the square footage of one out lot restaurant from 8,500 square feet to 10,300 square feet and approval of a 5,600 square feet bank instead of a restaurant on the second out lot. All Commission members voted "Aye". The motion passed unanimously, 6-0.

J. NEW BUSINESS:

None

K. ANNOUNCEMENT OF NEXT MEETING: The next meeting will take place on Tuesday, January 22, 2018.

L. ADJOURNMENT:

MOTION: A motion was made by Mr. Hyams, seconded by Ms. Hartwig, to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 6-0.

The meeting adjourned at 5:54 p.m.