

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 27, 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 Mr. Kin Watkins.

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

Elizabeth Hartwig	Chris Hyams
Kim Jackman Tompras	Alan Kahn
Kin Watkins	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 Mayor Kate Hatfield and Aldersperson Dan Kemper.

C. **APPROVAL OF AGENDA:**

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

Motion to approve the agenda was made by Aldersperson Tom O'Brien and seconded by Mr. Hyams, all commission members voted "Aye"; the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairman Watkins asked for a motion to approve the minutes of June 25, 2019, public hearing and meeting minutes.

Motion to approve the minutes of June 25, 2019, Planning & Zoning Commission public hearing and meeting minutes was made by Ms. Hartwig and seconded by Mr. Hyams, all commission members voted "Aye"; motion passed unanimously.

E. **ELECTION OF NEW OFFICERS:**

Mr. Watkins stated Mayor Hatfield requested that he chair the commission. A question was asked of the commission members as to who would like to be the secretary of the commission. Ms. Jackman Tompras volunteered to serve.

Motion to appoint Kin Watkins to serve as Chairman and Kim Jackman Tompras to serve as Secretary of the Planning and Zoning Commission was made by Mr. Kahn and seconded by Mr. Hyams, all commission members voted "Aye"; motion passed unanimously.

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

No public comments were made.

G. CHAIRMAN'S COMMENTS:

Chairman Watkins thanked Mayor Hatfield for her appointment and stated he looked forward to working with everyone.

H. COMMENTS BY COMMISSION MEMBERS:

Aldersperson O'Brien and all the commission members welcomed Mr. Watkins and Ms. Jackman Tompras to the commission.

Ms. Hartwig read a statement which she also read at the county council meeting last week. The statement is attached.

I. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan stated the DESCO site is moving along. He stated LifeTime Fitness is completing their interior finishes and hopes to be open before the first of the year. Mr. Morgan stated the three-story office building and Uncle Julio's are also being completed with an expected occupancy date by January. He stated he has not received plans yet for the bank and expects them to begin construction in January. Regarding the former trailer park site, Talamore Square they have cleared all the trailers and hope to complete the foundation during the winter.

Aldersperson O'Brien asked about the Payne Development in Westwood. Mr. Christensen stated at this time the project is on hold, as Westwood voted 3-2 not to move forward with the boundary adjustment, which would have given the back portion of the B'nai El site to the City of Frontenac. They felt they did not want to give away something and not get anything in return.

I. UNFINISHED BUSINESS:

None

J. NEW BUSINESS:

1. **PZ082719-01**: Request approval of a boundary adjustment to adjust five lots into one lot for the properties located at 1396, 1400, 1408, 1412, and 1440 South Spoede Road. Zoned R-3.

Mr. George Stock of Stock & Associates stated he was presenting the request for the boundary adjustment for the site, referencing city code 410.065. He stated they would like to consolidate two lots and three parcels into one lot. Along with Mr. Stock was Jim Hedledge of Lashley Bahr. Mr. Stock stated the plat had four consolidated lots and left one which was not platted. He said it is technically three parcels and two lots. Discussion by committee members incurred regarding approval, that does not overrule anything else the city has done.

Mr. Morgan stated this parcel was zoned R-3. Mr. Sluys said the boundary will be this version presented. Mr. Stock stated this will be one 5.921-acre lot, which will be a non-conforming permitted use. Additional discussion incurred by the commission. Mr. Morgan stated there are no building lines.

MOTION: Mr. Kahn motioned, and Alderperson O'Brien seconded to approve the boundary adjustment and that this commission expresses that this does not approve a subsequent act. All Commission members presented voted "Aye"; motion passed unanimously.

K. **ANNOUNCEMENT OF NEXT MEETING:** The next meeting will take place on Tuesday, September 24, 2019.

L. **ADJOURNMENT:**

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

The meeting adjourned at 7:20 p.m.

My name is Elizabeth Hartwig.

My address is 14 Bridle Lane, Frontenac, MO

I am a St Louis County tax payer and a resident of Frontenac for over 25 years.

As an educator, parent and foster parent we have thoroughly enjoyed much of what the library has to offer. Just recently our 24 year old daughter was reminiscing about the many summer reading programs that she participated in as a young child.

However, tonight I would like to share my thoughts regarding the purchase of the property at the corner of Clayton and Spoede Roads.

It is imperative to note, that this building is not a library. It is actually an 80,000 sq-foot warehouse.

As a tax payer, I am appalled at the fact that an appraisal was not secured, thus allowing our tax dollars to overpay for this property.

As a resident of Frontenac, I can assure you that this is not what the residents desire for this location.

As a good neighbor, I am disgusted that a 3rd party was used to purchase the property.

As a patron of the library, I am astounded that the board members terms have expired and seem to make decisions without any accountability.

As a member of the Frontenac Planning and Zoning Commission I can assure you that this property is not zoned for an 81000 sq foot commercial building.

In general, I am outraged at the series of events that have occurred to put Frontenac, a residential community, in this position.

I ask that you re evaluate this decision and make this situation right ~~by not allowing the library to get away with such unethical acts.~~

Thank you very much.

~~I am very disturbed that an appraisal was not secured prior to the purchase.~~

~~In addition, the fact that a 3rd party was used to purchase the property makes me question the ethics of the Library Board.~~

~~Now, I understand that the 5 board members terms have expired.~~