

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 22, 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:

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|--------------------------|---------------------|
| Chairman Kin Watkins | Elizabeth Hartwig |
| Chris Hyams | Kim Jackman Tompras |
| Alan Kahn | Chris Kehr |
| 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 was Aldersperson Jamie Griesedieck.

C. **APPROVAL OF AGENDA:**

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

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

D. **APPROVAL OF MINUTES:**

Chairman Watkins asked for a motion to approve the minutes of August 27, 2019, meeting minutes.

There were minor typographical errors found, that Ms. Ross stated she would correct.

Motion to approve the amended minutes of August 27, 2019, Planning & Zoning Commission meeting minutes was made by Aldersperson O'Brien and seconded by Mr. Kehr, all commission members voted "Aye"; motion passed unanimously.

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

No public comments were made.

F. **CHAIRMAN'S COMMENTS:**

Chairman Watkins made no comments at this time.

G. COMMENTS BY COMMISSION MEMBERS:

Aldersperson O'Brien asked about an update regarding the DESCO project. Mr. Morgan stated LifeTime Fitness is scheduled to open by the second week of December; the office building should be occupied by the end of December or first of January; and the restaurant in the office building will be 801 Grille. Uncle Julio's is scheduled to open after the first of the year and Chase Bank has submitted building plans.

H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan had no additional items to report.

I. UNFINISHED BUSINESS:

None

J. NEW BUSINESS:

1. **PZ082719-01**: Request approval of a conditional use permit to operate an in-house tutoring business at 10356 Gold Dust.

The applicants Andy and Erika Crossett were before the commission to request a conditional use permit to operate an in-house tutoring business in their home 10356 Gold Dust Avenue. Ms. Crossett advised that she tutors children with learning disabilities who need specialized training, in her home.

There was discussion with the petitioners and the planning commission. Neighbors Amy Garriga and Scott Schiffman voiced that they had no problem with the tutoring service their neighbors were running. Notes were submitted by Bill Scheve of 10362 Gold Dust and Michael Long of 10361 Gold Dust which supported the Crossett's. Neighbor Carmen Eden of 10350 Gold Dust was not in favor of the project due to the traffic, extra cars, and damages to her yard and mailbox. Aldersperson Griesedieck of Capitol Place spoke and stated he lives on the street behind the Crossett's location and stated he feels the remainder of the neighborhood should be notified of this, to see if there were any other objections.

MOTION: Mr. Kehr motioned, and Aldersperson O'Brien seconded to recommend approval and to forward to the Board of Alderspersons the request for a conditional use permit to operate an in-house tutoring business at 10356 Gold Dust, with the first conditional that it operates subject to the business plan submitted to the city and that it be subject to annual reviews.

ROLL CALL VOTE: Ms. Jackman Tompras, "Aye"; Mr. Hyams, "Aye"; Mr. Watkins, "Aye"; Mr. Kehr, "Aye"; Ms. Hartwig, "Aye"; Mr. Kahn, "Nay"; and Aldersperson O'Brien, "Aye"; The motion passed by a vote of 6-1.

This matter will be placed on the Tuesday, November 19, 2019, Board of Aldersperson agenda. Staff was asked to notify all residents on Gold Dust, Capitol Place, Dwyer Avenue and Princess Avenue of the public hearing.

2. Discuss scheduling a training session with the Planning & Zoning Commission on zoning law and planning practices.

Mr. Christensen stated regarding the comp plan, the city would like to schedule some specialized training with the Commission with a planning consultant with the City of Creve Coeur and some legal experts on this matter. The training should last approximately 3-4 hours, and he wanted to know if the commission wanted to hold the training on a Saturday morning or on the night of an upcoming Planning & Zoning Commission meeting. The Commission decided to hold it at the next upcoming Planning & Zoning Commission meeting. The dates selected were Monday, November 18 or Tuesday, December 3. Mr. Christensen will check to see when the training consultants will be available.

- K. **ANNOUNCEMENT OF NEXT MEETING:** The next meeting will be held on Monday, November 18, 2019 or Tuesday, December 3, 2019, 7:00 p.m.

- 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, 7-0.

The meeting adjourned at 8:02 p.m.