

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 28, 2020, 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:

Chairman Kin Watkins	Doug Bock
Elizabeth Hartwig	Chris Hyams
Kim Jackman Tompras	Alan Kahn
Chris Kehr	Aldersperson Tom O'Brien

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

Mayor Kate Hatfield and Aldersperson Dan Kemper were in attendance.

C. **APPROVAL OF AGENDA:**

Chairman Watkins 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. Kehr, all commission members voted "Aye"; the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairman Watkins asked for a motion to approve the minutes of October 22, 2019, meeting minutes.

Motion to approve the minutes of October 22, 2019, Planning & Zoning Commission meeting minutes was made by Mr. Kahn 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 thanked the members of the Planning & Zoning Commission for attending the training session in December.

G. COMMENTS BY COMMISSION MEMBERS:

No members of the commission made comments at this time.

H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan stated LifeTime Fitness is open. He said soon the 2nd and 3rd floors of the DESCO office building will be occupied. He also stated he expects that Uncle Julio's will be open in 30-60 days and that the bank will be granted a permit soon and he expects them to be open in 90-120 days.

I. UNFINISHED BUSINESS:

None

J. NEW BUSINESS:

1. **PZ012820-01**: Request approval for a boundary adjustment for the properties at 11201-11235 Talamore Square. (Zoned PDR)

Mr. Pflieger of Stock and Associates was the representative. Mr. Pflieger stated they need a boundary adjustment to add two feet to each individual lot. Mr. Pflieger stated the only additional effect this would have is to the common ground area of the development.

Mr. Watkins asked if there were questions from the commission members. There were none. Mr. Watkins asked for a motion for approval.

MOTION: Mr. Kehr motioned, and Mr. Bock seconded to recommend approval of the boundary adjustment for the properties at 11201-11235 Talamore Square and to forward the recommendation on the Board of Alderpersons. All Commission members present voted "Aye". The motion passed by a vote of 8-0.

2. **PZ012820-02**: Request approval of an amendment to the final site development plan to relocate the restaurant patio from the south side of the building to the west side of the building and to increase the size of the restaurant uses at 2011-2051 South Lindbergh. (Zoned PDC)

Mr. Joe Fischer of Stock and Associates stated he was representing DESCO. He stated the proposed restaurant for the three-story office building on Lindbergh would like to move a 1,000 square feet patio from the south side of the property to the west side of the property. Mr. Fischer stated this will allow for more parking on the site, and more flexibility on the first floor.

Mr. Watkins asked about screening on Litzsinger for the patio. Mr. Fischer stated the screening which is proposed for the development should be enough. Mr. Morgan stated in his staff report he has requested landscaping around the perimeter of the patio and that the design be approved by the Architectural Review Board. Alderperson O'Brien asked would there be music on the patio. The answer was no.

Mr. Watkins asked if there were any additional questions of the commission members. There were none. Mr. Watkins asked for a motion to approve this request.

MOTION: Mr. Kehr motioned, and Mr. Kahn seconded to recommend approval of the request to approve an amendment to the final site development plan to relocate the restaurant patio from the south side of the building to the west side of the building and to increase the size of the restaurant uses at 2011-2051 South Lindbergh, and to include the staff's recommendation to add landscaping around the perimeter of the patio and that the design be approved by the Architectural Review Board. All Commission members present voted "Aye". The motion passed by a vote of 8-0.

3. Discussion regarding updating the Comprehensive Plan.

Mr. Christensen asked the if the commission wanted to update the existing comp plan from 2005, which was last updated in 2013, or go through the process and completely redo the entire plan. He also asked if they would like to have a sub-committee of the Planning & Zoning Commission to advise the commission on what to do.

There was discussion about the comp plan. Mr. Christensen stated he has spoken to several comp plan consultants who suggested just updating the existing plan, by leaving the residential areas as they are and updating the commercial areas. He said there are several development areas within the city that need to be updated, and should be closely reviewed. The commission members discussed this and decided they would just like to update the existing plan by focusing on the commercial corridors in the city.

Mr. Christensen asked about the sub-committee. The commission determined they would like a committee of several members of the Planning & Zoning Commission, residents and business owners, who are interested in the plan

Mr. Christensen stated last year he received five proposals for companies who would consult with the city and help us update our comprehensive plan. He stated he has been in contact with them and asked who would like to serve on the committee to interview the firms. Mr. Christensen stated he will sit on the interview panel with Mayor Hatfield and Mr. Morgan. Mr. Watkins suggested, himself, the Aldermanic representative to the Planning & Zoning Commission, Alderperson O'Brien and Ms. Hartwig who was asked to also participate and she accepted. Mr. Christensen stated out of the five firms, they will interview three, and he will set up the interviews soon.

4. Discussion regarding the City Strategic Plan.

Mayor Hatfield gave an overview of the strategic plan and she stated she has asked the city departments to overview the plan and has asked that all the Boards and Commission to review their sections to the plan. She stated she wanted everyone to focus on the vision, mission statement and values. Mayor Hatfield stated she would upload the document through a drop box, so everyone could make changes and the changes could be tracked.

K. **ANNOUNCEMENT OF NEXT MEETING:** The next meeting will be held on Tuesday, February 25, 2020 at 7:00 p.m.

L. **ADJOURNMENT:**

MOTION: A motion was made by Alderperson O'Brien, and seconded by Mr. Bock, to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 8-0.

The meeting adjourned at 7:35 p.m.