

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 11, 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 Ms. Kim Tompras, Acting Chairperson.

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

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

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

Aldersperson Dan Kemper was in attendance.

C. **APPROVAL OF AGENDA:**

Acting Chairperson Tompras asked for a motion to approve tonight's meeting agenda.

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

D. **APPROVAL OF MINUTES:**

Acting Chairperson Tompras asked for a motion to approve the minutes of January 28, 2020, meeting minutes.

Motion to approve the minutes of January 28, 2020, Planning & Zoning Commission meeting minutes was made by Mr. Kehr and seconded by Mr. Hyams, 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:**

Acting Chairperson Tompras made no comments at this time.

G. **COMMENTS BY COMMISSION MEMBERS:**

Aldersperson O'Brien asked if the committee would consider changing their meeting time to 5:00 p.m. or 6:00 p.m., as this is also being considered by the Board of Alderspersons. The committee

members stated they would prefer 6:00 p.m. Mr. Morgan stated he would contact the other members to see if the change would be good for everyone. Ms. Sluys confirmed that the date of the meeting is set, but the time can be changed by the committee.

H. ZONING ADMINISTRATOR’S REPORT:

Mr. Morgan stated he believes the restaurant in the three-story office building will be disclosed soon. Mr. Morgan stated the plans for the library were sent out for building code review to the International Code Council. Mr. Kahn asked for an update on the library. Mr. Sluys stated there is nothing to discuss at this time.

I. UNFINISHED BUSINESS:

1. **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. George Stock 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. George Stock stated the second request was to modify the plans for the planned development to allow a 12,000 square feet restaurant on the southwest corner of the first-floor office building. Mr. Stock stated the parking requirements is for 891 spaces and the property has 900 spaces.

Mr. Morgan stated this had to be brought back to the Planning & Zoning Commission, as he failed to send notices to property owners within 300 feet of the location, as specified in the planned development ordinance.

MOTION: Mr. Kehr motioned, and Mr. Hyams 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 6-0.

K. ANNOUNCEMENT OF NEXT MEETING: The next meeting will be held on Tuesday, February 25, 2020 tentatively 6:00 p.m.

Mr. Morgan stated he does not have any items for the next meeting and stated it will more than likely be canceled. He also stated he is out of town in March, the date of the meeting. He said if a meeting is needed in March, it will be rescheduled.

L. **ADJOURNMENT:**

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

The meeting adjourned at 5:16 p.m.