

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
VIA AUDIO & VIDEO-CONFERENCING
TUESDAY, NOVEMBER 24, 2020, 6:00 PM

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m. by Mr. Kin Watkins, Chairperson.

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

Bob Bauer
Chris Hyams
Chris Kehr
Alan Kahn

Elizabeth Hartwig
Kim Jackman Tompras
Aldersperson Tom O'Brien

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

Aldersperson Kemper and Mark Manlin was also in attendance.

C. **APPROVAL OF AGENDA:**

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

Motion to approve the agenda was made by Ms. Tompras and was seconded by Mr. Bauer. All commission members voted "Aye"; the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairperson Watkins asked for a motion to approve the minutes of August 25, 2020.

Chris Kehr stated that the motion that he made regarding the Library was to pass it along to the Board of Aldermen for review with no recommendation from the Commission. Ed Sluys stated that this is what he recalled, and the other members of the commission concurred. Chris Kehr moved to approve the minutes of the August 25, 2020 meeting with an amendment that the motion regarding the Library be revised to state that "Chris Kehr moved to forward the Library development to the Board of Aldermen with no recommendation from the Planning and Zoning Commission. The motion was seconded by Aldersperson O'Brien. All members present voted "Aye". Motion passed.

PUBLIC FORUM (PRESENTATION OF REMARKS AND/OR PETITIONS)

No comments

E. **CHAIRMAN'S COMMENTS:**

Chairperson Watkins made no comments.

F. COMMENTS BY COMMISSION MEMBERS:

No commission members made comments at this time.

G. ZONING ADMINISTRATOR'S REPORT:

No report was given.

I. NEW BUSINESS:

2. **PZ112420-01**: Request approval of a preliminary subdivision plat for the property located at 10407 Savannah, Zoned R-2

Mr. Morgan stated that this is a subdivision plat combining two 25-foot lots into one 50-foot lot. Mr. Kehr asked why we don't just combine the lots instead of making into a subdivision. Mr. Morgan stated that it is to make sure to keep what is intended for that subdivision, and the recent ordinance change does not allow for administrative approval for this situation.

Chairman Watkins asked that if in fact there had been an additional lot next to one of these, would there be a different question. Mr. Morgan answered yes.

Mr. Kehr asked why aren't we just combining the lots instead of making a subdivision. Mr. Morgan stated that the boundary adjustment procedures were basically thrown out as a result of the recent ordinance change and to try to keep people from making more lots than normally allowed in a subdivision.

Mr. Sluys stated that if there were three 25-foot lots next to each other then the revised code would allow someone to get a boundary adjustment if they are bringing the lots into compliance, or the change would have to come through Planning & Zoning first.

MOTION: Mr. Kehr made a motion and Alderman O'Brien made a second to the motion to approve the request of approval of the preliminary subdivision plat for the property located at 10407 Savannah, Zoned R-2. All Commission members present voted "Aye". Motion passed by a vote of 7-0.

The commission thanked John Morgan for his years of service and time with the City of Frontenac.

J. ANNOUNCEMENT OF NEXT MEETING:

To be determined.

K. ADJOURNMENT:

MOTION: A motion was made by Mr. Kahn and a second by Mr. Hyams was made to adjourn the meeting. All Commission members voted “Aye”. The motion passed unanimously, 7-0.

The meeting adjourned at 6:22 p.m.