

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**WEDNESDAY, APRIL 10, 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 Chairman Chris Kehr.

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

Chairman Chris Kehr	Andre Audi	Doug Bock
Elizabeth Hartwig	Chris Hyams	Alan Kahn
Harry Reineke	Aldersperson Tom O'Brien	

Also in attendance was City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; and City Attorney, Helmut Starr. Also in attendance was Mayor Margot Martin.

C. **APPROVAL OF AGENDA:**

Chairman Kehr 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. Reineke, the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of the February 26 and March 26, 2019, meeting.

Motion to approve the minutes of the February 26, 2019 and March 26, 2019, Planning & Zoning Commission meeting was made by Aldersperson O'Brien and seconded Mr. Reineke, motion passed unanimously.

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

Mayor Martin stated this is her last week as Mayor and she wanted to thank everyone for their time and effort serving on this commission. She stated it is much appreciated. Everyone wished her well.

F. **CHAIRMAN'S COMMENTS:**

Chairman Kehr made no comments at this time.

G. **COMMENTS BY COMMISSION MEMBERS:**

No commission members made comments at this time.

H. **ZONING ADMINISTRATOR’S REPORT:**

Mr. Morgan did not give a report at this time.

I. **UNFINISHED BUSINESS:**

J. **NEW BUSINESS:**

1. **Item 032619-01:** Request approval to subdivide the properties located at 10477 Garibaldi Place and 10480 Donoho Place which includes a request for two variances from the standard regulations. Zoned R-2

Mr. Mark Manlin the petitioner came forward and read a statement which is attached. He asked for consideration in granting these variances due to a hardship for the properties of 10477 Garibaldi and 10480 Donoho Place.

Mr. Morgan agreed that everything Mr. Manlin stated is true and he said he had spoken to the two previous owners of the properties who abandoned projects due to the cost it would take to improve the infrastructure. He stated there are two variances being asked for, the first lot width, the second for depth to lot depth ratio.

Mr. Starr stated the legal standards are lesser than with a Board of Adjustment variance and stated this is more of an administrative ruling. For a Board of Adjustment variance they need to show real and substantial difficulties and hardship. For this variance an unjust difficulty and expense can be taken into account.

**MOTION:** Mr. Hyams motioned and Mr. Bock seconded to approve the request for a variance due to the development cost and the difficulties to approve Donoho and Princess, and this is not unlike other lots on Garibaldi. This recommendation will be forwarded to the Board of Alderpersons and a public hearing has been set. All Commission members voted “Aye”, vote was unanimous, 8-0 **MOTION PASSED.**

2. **Item 032619-02:** Request approval for a conditional use permit to operate a school at 11411 North Forty Drive. Zoned R-1

Mr. Andy Thorp and Ms. Sue Pruchnicki were the petitioners for Miriam Academy. Also present were Lee Cannon of CBB and two attorneys. Mr. Thorp stated Miriam School started over 108 years ago and has been in St. Louis for 60 years and presently offers K-8 grade classes for 94 children at their school in Webster Groves. Several years ago they decided to form a new high school, Miriam Academy. They are presently located at the United Church of Christ at the intersection of Clayton and Ballas Roads. They have 62 students currently enrolled there. They are in need of a permanent new facility. The students are average to above intelligence who have a difficult time in the traditional school environment.

Mr. Thorp stated their capacity at the B'nai El location will be 100-120 students. They will have ten full time staff members and 5 part time staff members. The school hours will be 8:30 a.m. to 5:30 p.m., with occasional evening events. The field use will only be used during the day.

Ms. Pruchnicki stated the building will be used for class room spaces, the current gymnasium will be used for multi-purpose use. The parking area will be cut by half and a playground area installed. She stated they are investing in the infrastructure and a new front entry will be installed for visitors and some parking out front. There will be handicap accessible parking at the front and rear doors. They will also add a landscape buffer and hope to install a fence around the entire property. New lighting will also be installed on the front and back with LED lights and light fixtures. A traffic study was provided by CBB. Mr. Kehr asked if there were any questions. He stated he had a concern because one of the afternoon trips, there was an issue with more traffic. The Commission members stated there was no need to hear from Mr. Cannon regarding the traffic report.

Aldersperson O'Brien asked about storm water retention. Ms. Pruchnicki stated they have no plans for it right now. He asked if the field will be irrigated, she stated no. She stated they will have a paved play area with a gate which allow for overflow parking. Aldersperson O'Brien asked about parking for students who drive. Ms. Pruchnicki stated currently the school only has two students who drive, and does not think that number will increase much.

Aldersperson O'Brien asked where Westwood stands on this issue. Ms. Pruchnicki stated they recently had a reception at the county club and she stated it is a work in progress. She stated the Village is planning to meet in two weeks. Mr. Kehr asked would the building footprint change. Ms. Pruchnicki stated no. She stated it is a one story building with a small basement with one room. They will do renovations to the building, but no, there will be no changes, other than removing some asphalt from the parking lot. Mr. Kehr asked when the building was constructed. Ms. Pruchnicki stated 1965 and an addition was added in 1980. She stated the chapel will be the school's cafeteria. Someone asked about overflow parking. Ms. Pruchnicki stated she does not think it will be needed, as the average class size is 20 students.

Mr. Reineke stated he lives down the street and doesn't see a problem with this proposal. He also stated traffic has not been bad, especially since the roundabout was installed. He did say they have a number of different fences on the property. Mr. Morgan stated there is a fencing ordinance exception, that if a property is in a residential district, a six foot privacy fence will be allowed when abutting residential use.

Mr. Holmes stated he is a founding facility member. He stated he has taught school for a number of years. He said coming to Miriam has been the best decision he has made. He said he wanted to make a difference and knows he is making a difference in the students and families lives. He said these kids don't fit into a normal school system. He said this school not only helps children but helps families.

Mr. Hereford a parent of a student at Miriam stated they moved here from Illinois for their son to go to the school. He said it has made a huge difference in his son's life.

Chairman Kehr discussed Mr. Morgan's updated report. Mr. Morgan stated the school is listed as Miriam School, but the high school is Miriam Academy. He stated the conditions he suggested were the same conditions as the previous CUP's for the schools there.

Mr. Jim Graham a Westwood resident stated he and his wife is in support of this school and this proposal. He stated the school was a former synagogue; there will be no night activity; there will be no athletic events; there will be nothing on the weekends; they will not alter the shape of the building; they will cut down on parking and will add green space. He again stated he is in favor of the project and hopes it is improved.

Ms. Zafft of Frontenac stated she is a former board member and will be going back on the board. She stated this would be a wonderful addition to the community.

Chairman Kehr referenced the staff report dated April 4 and stated the conditions from that staff report will be accepted.

**MOTION:** Mr. Hyams motioned and Mr. Reineke seconded to approve the proposal for the conditional use permit for Miriam Academy, 11411 North Forty Drive with the conditions from Mr. Morgan's Staff report dated April 4, 2019 and to accept conditions numbers 1 through 10. All Commission members voted "Aye", vote was unanimous, 8-0 **MOTION PASSED.**

K. **ANNOUNCEMENT OF NEXT MEETING:** The next meeting will take place on Tuesday, April 23, 2019.

Mr. Morgan stated the items for the next meeting will be the final site development plan for the Payne Family Home Development on South Forty Drive and the request for a conditional use permit from Oak Hill School to install a large chicken coop.

L. **ADJOURNMENT:**

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

The meeting adjourned at 7:45 p.m.