

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 25, 2019, 7:00 PM

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 8:49 p.m. by Chairman Chris Kehr.

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

Chairman Chris Kehr	Doug Bock
Elizabeth Hartwig	Chris Hyams
Alan Kahn	Harry Reineke
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 were Mayor Kate Hatfield, Alderspersons Jamie Griesedieck, Dan Kemper, Nalini Mahadevan and Dan Millman.

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 May 28, 2019, meeting.

Motion to approve the minutes of May 28, 2019, Planning & Zoning Commission meeting was made by Chairman Kehr and seconded Mr. Reineke, motion passed unanimously.

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

No public comments were made.

F. **CHAIRMAN'S COMMENTS:**

Chairman Kehr stated during the workshop earlier this evening, the City of Frontenac hired a traffic engineer to review the two traffic studies presented by Lochmueller (Library study) and CBB (Miriam School study). He compared the two and provided a report and directed the city.

G. COMMENTS BY COMMISSION MEMBERS:

No commission members made comments at this time.

H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan stated the week of July 8, DESCO will close the Clayton Road entrance to Plaza Frontenac, to allow them to make changes and add a lane. The entrance could be closed for two weeks.

I. UNFINISHED BUSINESS:

1. **Item 052819-02:** Request approval of the preliminary subdivision plat for 11130 South Forty Drive and 11155 Clayton Road. Zoned PDR

Chairman Kehr stated this is the second meeting of hearing the proposal. He stated very few changes were made. He stated he would entertain a motion at this time.

MOTION: Ms. Hartwig motioned and Mr. Bock seconded to disapprove the proposal based on location, extent and character.

MOTION: Mr. Bock motioned and Alderperson O'Brien seconded to amend the motion to add to the motion to disapprove the proposal the following reasons: its inconsistency with the residential character of the area; the process conducted by the library district; the scale and extent of the building as it is too large and too close to the corner and roads; the life safety impact due to the traffic generated due to the extent of the proposed use; the design of the building being not consistent with the look and character of Frontenac; its inconsistency with the City's comprehensive plan; that the location of an office use in a residential zoning area is inconsistent with the area's character; and that the location of the proposed administrative facility in a residential area is inconsistent with the character of the area. Motion passes, vote 7-0. (First amendment)

ROLL CALL VOTE: Mr. Hyams, "Aye"; Mr. Kehr, "Aye"; Mr. Bock, "Aye"; Ms. Hartwig, "Aye"; Mr. Kahn, "Aye"; Alderperson O'Brien, "Aye"; and Mr. Reineke, "Aye". Motion passes, vote 7-0.

MOTION: Mr. Reineke motioned and Alderperson O'Brien seconded to amend the motion to disapprove to further add as reasons for disapproval that the ingress and egress, the potential for a four way stop with traffic coming off Hwy I-64 at Spoede, northbound Spoede, southbound Spoede and the library entrance and exit; along with the traffic congestion of Clayton Road, demonstrates that the location and extent of the proposal is not consistent with good practice. (Second amendment)

ROLL CALL VOTE: Mr. Kehr, "Aye"; Mr. Bock "Aye"; Ms. Hartwig, "Aye"; Mr. Kahn, "Aye"; Alderperson O'Brien, "Aye"; Mr. Reineke, "Aye"; and Mr. Hyams, "Aye". Motion passes, vote 7-0.

MOTION: Mr. Kehr and Mr. Bock seconded to amend the motion to disapprove the proposal by adding the additional reason for disapproval that the proposed use is contrary to what the commission agreed upon in the comprehensive plan, such that it is not an appropriate use of the location, and the character is contrary to the residential use of the area. (Third amendment)

ROLL CALL VOTE: Mr. Bock, “Aye”; Ms. Hartwig, “Aye”; Mr. Kahn, “Aye”; Alderperson O’Brien, “Aye”; Mr. Reineke, “Aye”; Mr. Hyams, “Aye”; and Mr. Kehr, “Aye”. Motion passes, vote 7-0.

Vote to disapprove on the original motion, as amended:

ROLL CALL VOTE: Ms. Hartwig, “Aye”; Mr. Kahn, “Aye” with an explanation: Alderperson O’Brien, “Aye”; Mr. Reineke, “Aye”; Mr. Hyams, “Aye”; Mr. Kehr, “Aye”; and Mr. Bock, “Aye”. Motion passes, vote 7-0.

J. NEW BUSINESS:

None

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

L. ADJOURNMENT:

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

The meeting adjourned at 9:08 p.m.