

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**VIA VIDEO-CONFERENCING**  
**TUESDAY, FEBRUARY 22, 2022, 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:

Kin Watkins  
Elizabeth Hartwig  
Steve Taaffe

Bob Bauer  
Chris Kehr  
Aldersperson Tom O'Brien

Building Consultant, Ellen Rottjakob; Building Commissioner, Jared Reid; City Administrator, Jaysen Christensen; City Attorney, Edward Sluys and City Clerk, Leesa Ross were 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 Aldersperson O'Brien 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 December 28, 2021, meeting minutes.

Motion to approve the meeting minutes of December 28, 2021 was made by Mr. Kehr and was seconded by Aldersperson O'Brien. All commission members voted "Aye"; the motion passed unanimously.

E. **CHAIRMAN'S COMMENTS:**

Mr. Watkins stated he hopes this is the commission's last zoom meeting.

F. **COMMENTS BY COMMISSION MEMBERS:**

Aldersperson O'Brien asked for an update on the pond at the McBride project. Mr. Reid stated he would look into the issue.

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

There were no public comments at this time.

**H. ZONING ADMINISTRATOR’S REPORT:**

Mr. Reid thanked Ms. Rottjakob on the work on these two projects. Mr. Rottjakob introduced Beth Quindry, the manager of the St. Louis office of Shockey Consulting.

**H. UNFINISHED BUSINESS:**

None

**I. NEW BUSINESS:**

1. **PZ022222-01**: Request approval for a Preliminary Subdivision Plat for property zoned R-2 located at 10344 Savannah Avenue.

Mr. Karthik Manne, property owner of 10344 Savannah stated he vacated a lot on Leela, to consolidate a common lot, which is 20 x 100 feet lot. He said he would like to add that area onto his existing property and consolidate it into one single lot. Mr. Kehr asked is this just a consolidation. Mr. Manne stated yes.

Ms. Rottjakob stated there are no staff comments are recommended conditions of approval. She explained that this item is before the Planning & Zoning Commission because lot consolidation cannot be approved by staff when it creates a non-conforming lot.

**MOTION**: Motion made by Mr. Kehr and was seconded by Alderperson O’Brien to approve the preliminary subdivision plat for property zoned R-2 located at 10344 Savannah Avenue. All the commissioners present voted “Aye”. The motion was unanimous and passed by a vote of 6-0.

2. **PZ022222-02**: Request approval to amend the Site Development Plan for Plaza Frontenac. The applicant is seeking approval to enclose the existing patio at Fleming’s Steakhouse to create a 387 square foot indoor dining area.

Ms. Valentina Ignatyeva was the representative. She said the request is to close the patio at Flemings Prime Steakhouse and Wine Bar, located at 1855 S. Lindbergh Blvd. She showed pictures of the existing patio area. They are looking to enclose the patio to create a private dining room. They will update the exterior to comply with the current look and refresh the landscaping. It will add approximately 400 square feet to the interior. This request will need four additional parking spaces. She said with cross parking agreements, they will be able to accommodate the parking requirement with existing parking spaces. There will be some interior updates also.

Ms. Hartwig asked is this the same footprint of the patio. Ms. Ignatyeva stated it will be slightly extended to add landscaping and to extend the sidewalk. It may be an additional 10-12 square feet. Architect Michael Devere made a few comments, regarding the exterior elevation changes. Ms. Ignatyeva said approval has been granted by the property owner of Plaza Frontenac. Ms. Hartwig

asked about the handicapped parking spaces. Mr. Devere stated they will remain. He added that the handicap accessible ramp will be replaced with a new ADA compliant ramp.

**MOTION**: A motion was made by Mr. Taaffe and seconded by Mr. Kehr to approve an amendment to the Site Development Plan for Plaza Frontenac to enclose the existing patio at Fleming's Steakhouse to create a 387 square foot indoor dining area with the condition that the landscape plan be submitted for staff review. All commissioners presented voted "Aye". The motion was unanimous and passed by a vote of 6-0.

**J. ANNOUNCEMENT OF NEXT MEETING:**

The next scheduled meeting will be Tuesday, March 22, 2022 at 6:00 p.m.

**K. ADJOURNMENT:**

**MOTION**: A motion was made by Mr. Bauer and a second was made by Ms. Hartwig to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously.

The meeting adjourned at 6:22 p.m.