

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**IN-PERSON MEETING**  
**TUESDAY, MARCH 29, 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  
Kim Tompras

Bob Bauer  
Chris Hyams  
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.

Also, in attendance Mayor Kate Hatfield, Aldersperson Dan Kemper; Aldersperson Nalini Mahadevan.; and Aldersperson Jamie Griesedieck.

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 Ms. Tompras. All commission members voted "Aye"; the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairperson Watkins asked for a motion to approve February 22, 2022, meeting minutes.

Motion to approve the meeting minutes of February 22, 2022 was made by Aldersperson O'Brien and was seconded by Ms, Hartwig. All commission members voted "Aye"; the motion passed unanimously.

E. **CHAIRMAN'S COMMENTS:**

Mr. Watkins stated he thanked everyone for meeting in person.

**F. COMMENTS BY COMMISSION MEMBERS:**

No comments were made by Commission members at this time.

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

There were no public comments at this time.

**H. ZONING ADMINISTRATOR'S REPORT:**

Mr. Reid made no comments.

**H. UNFINISHED BUSINESS:**

None

**I. NEW BUSINESS:**

1. **PZ032922-01**: Request approval to amend the Preliminary Development Plan for an 11-lot single-family residential development by Simon Homes for property located at 11411 North Forty Drive.

Presentation by Barry Simon of Simon Home Development. The request before the commission is to amend the preliminary development plan; approve the final development plan; approve the monument entrance sign and approve a temporary sales sign. Mr. Simon stated there will need to be a change in the planned development ordinance to change the rear setbacks to 20% of the lot depths, which will be between 30 to 36 feet for the lots. A power point presentation was given. Lots 8-11 are 100 feet wide and lots 1-5 are 100 feet in width, which allow for side entry garages. Lots 6 and 7 will have front entry garages. Mr. Simon discussed the trees which will be removed and others which will be added.

Mr. Simon stated the final development plan had some changes. Additional inclusions were noted. The final grading plan was shown. There will be no water leaving the property following redevelopment. All stormwater will remain on site, draining through the property to area inlets. There will be landscaped raingardens. The tree mitigation plan was presented. Total tree mitigation will be 25 trees. Trees will be planted around the perimeter of the site and on the individual home lots. He stated there will be a heavily landscape buffer around the perimeter. Each home comes with a landscape plan.

The entrance monument was shown. It will be stone with cast stone caps and will state "The Enclave". The demolition schedule was shown. The homes are masonry on all four sides. The homes are single family unattached homes with two or three car garages with homes ranging in size of 2,700 to 5000 square feet. One model is a story and a half. Most homes will have finished lower levels. The homes will be brick and stone on all four sides. Prices start at \$1.1 million and closing costs are estimated to be \$1.3 to \$1.45 million. The different plans were shown of the models, all have open floor plans, with two bedrooms on the first floor. Pictures of the interiors were shown.

Ms. Hartwig asked a question about the Newport and whether there will be any siding on the homes. Mr. Simon stated all homes are masonry on all four sides. Alderperson Kemper asked are the homes sold out. Mr. Simons stated he presently has 13 on a waiting list, and believes once the marketing sign goes up, they will be sold quickly. Alderperson Kemper asked if utilities would be underground. Mr. Simon stated yes.

Mr. Simon stated he has all the approvals from Westwood, but he said all the building permitting will go through Frontenac. He hopes Frontenac will also do the land disturbance permitting. Mr. Christensen stated Frontenac has drafted an agreement between Frontenac and St. Louis County, for mechanical, electrical and plumbing permits and inspections. All other permitting is to go through Frontenac. Frontenac is still discussing who will handle land disturbance permitting with the County.

Mayor Hatfield asked will the vehicles have charging stations for electric cars,. Mr. Simon replied it is an option.

Ms. Rottjakob summarized the changes included in the amended preliminary development plan. She said there is a ten-foot side yard setback, not 15 feet. Rear yard is now 20% of the lot width, which is 30 to 36 feet. She said other items are signage, the temporary construction sign and the entrance monument sign. Another item is the landscaping plan, which exceeds the landscaping plan of the city.

Ms. Tompras asked if the old conditions passed in February were necessary. Ms. Rottjakob stated no, and that the staff is not recommending any conditions of approval.

Chairman Watkins asked for a vote to approve the amended preliminary develop plan for the Simon Home proposal.

**MOTION**: Motion made by Mr. Hyams and was seconded by Mr. Bauer to approve the amended preliminary development plan for an 11-lot single-family residential development by Simon Homes for property located at 11411 North Forty Drive. All the commissioners present voted “Aye”. The motion was unanimous and passed by a vote of 6-0.

2. **PZ032922-02**: Request approval of a Final Development Plan for an 11-lot single-family residential development by Simon Homes for property located at 11411 North Forty Drive.

There was no further discussion. Mr. Watkins asked for a motion to approval the final development plan for the Simon Homes proposal.

**MOTION**: A motion was made by Mr. Hyams and seconded by Mr. Bauer to approve the final development plan for an 11-lot single family residential development by Simon Homes for property located at 11411 North Forty. All commissioners presented voted “Aye”. The motion was unanimous and passed by a vote of 6-0.

The commission members thanked Mr. Simon for a great presentation and a nice development that will be coming to Frontenac.

**J. ANNOUNCEMENT OF NEXT MEETING:**

The next scheduled meeting will be Tuesday, April 26, 2022 at 6:00 p.m.

**K. ADJOURNMENT:**

**MOTION:** A motion was made by Alderperson O'Brien and a second was made Ms. Tompras by to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously.

The meeting adjourned at 6:45 p.m.