

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
FRONTENAC CITY HALL,
10555 CLAYTON ROAD
TUESDAY, APRIL 23, 2024, 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 Chairperson Kim Tompras.

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

Bob Bauer	Elizabeth Hartwig
Chris Hyams	Chris Kehr
Kim Tompras	Kin Watkins
Aldersperson Tom O'Brien	

Mr. Taffee was absent.

Mayor Hatfield, Aldersperson Kilker and Aldersperson Mullis were also in attendance.

Building Consultant, Ellen Rottjakob; Building Commissioner David Fairgrieve; City Administrator, Scott Schaefer; City Attorney, Edward Sluys; and City Clerk, Leesa Ross were also in attendance.

C. **APPROVAL OF AGENDA:**

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

Motion to approve the agenda was made by Mr. Watkins and a second was made by Mr. Kehr. All commission members voted "Aye"; the motion passed unanimously.

D. **APPROVAL OF MINUTES:** January 23, 2024

Chairperson Tompras asked for a motion to approve the minutes from January 23, 2024.

Mr. Kehr advised of a correction to a word on page 3, middle of the page from "screaming" to "pressing". Ms. Ross stated she would make the correction.

Motion to approve the amended minutes of January 23, 2024 was made by Mr. Kehr a second was made by Aldersperson O'Brien. All commission members voted "Aye"; the motion passed unanimously.

E. CHAIRPERSON’S COMMENTS:

Chairperson Tompras made no comments at this time.

F. COMMISSION MEMBER COMMENTS:

No commission members made comments at this time.

G. PUBLIC COMMENTS:

No comments were made at this time.

H. OLD BUSINESS: None

I. NEW BUSINESS:

1. **PZ042324-01**: Request for a Conditional Use Permit and Site Plan Approval to remove existing tennis courts and construct new tennis courts at Villa Duchesne.

Mr. Edward Griesedieck gave an overview of the project as the representative for Villa Duchesne/Oak Hill School Inc., located at 801 S. Spoede Road. The school received donations and has raised funds for new tennis courts. They would like to relocate the eight existing tennis courts from the lower campus and move them to the upper campus. Four courts will be built on an area that is currently used for parking, and four courts will be built on Father’s Field. One reason for moving the tennis courts, is the lower area is prone to flooding. The upper area is better for tennis courts, being located near other improvements Villa has recently made, including bathroom facilities. Villa has a thriving tennis program, and they need a high-end facility, similar to other schools. Mr. Griesedieck stated there will be no public address system and no increase in noise.

Mr. Griesedieck stated there will be no night activities; all matches will be during the week, and the season occurs in the fall for approximately 2 ½ months. Matches take place in the afternoon through dusk. They already have extensive landscaping, and they will add an additional 20 Arborvitae trees. The tennis courts will only be used for Villa, and they may offer district tournaments. All activities will be related to high school activities. There will be no change in lighting or parking lot lighting. There will be minimum sidewalk safety lighting. This is all consistent with code. The old courts will be removed and converted to grass soccer or lacrosse fields. New sidewalk built for the project will be ADA compliant. The storm water detention, will go west of Father’s Field, and will comply with MSD standards. The plan is consistent with the city’s master plans. There will be bench bleachers, for viewer seating located on the east side of the courts.

There was discussion by the commission members regarding the neighbors, the screening, the use of the courts for pickleball and the use of the courts only for Missouri school athletics. Mr. Fairgrieve stated it may benefit the petitioner to remove the lower-level tennis courts now rather

than later, to improve the site's impervious coverage calculations and to comply with stormwater regulations.

Ms. Rottjakob stated the existing tennis courts aren't shown on the site plan submitted with the application. If the applicant wishes to include their removal as part of this CUP, they should be added to the site plan that's submitted for the Board of Alderperson meeting.

Mr. Griesedieck stated they're in agreement with all but two of staff's recommended conditions of approval. The two conditions they request be removed are (1) the requirement that wind screens are added to the tennis court fencing and (2) the tennis courts shall only be used for Villa Duchesne school related activities and events and are not rented or used by outside organizations.

MOTION: Mr. Kehr made a motion and Mr. Watkins made a second to the motion to approve the request from Villa Duchesne and forward the recommendation to the Board of Alderpersons to amend the existing conditional use permit, accept the site plan as submitted, remove the existing lower level tennis courts, remove the requirement for a windscreen, set the operations for daylight hours only, not allow pickleball to be played on the courts, and allow use of the new tennis courts for Villa and Missouri State High School Activities Association (MSHSAA) only.

ROLL CALL VOTE: Mr. Kehr, "Aye"; Mr. Bauer, "Aye"; Ms. Tompras, "Aye"; Mr. Watkins, "Aye"; Ms. Hartwig, "Aye"; Alderperson O'Brien, "Aye"; and Mr. Hyams, "Aye". All the commissioners presented voted "Aye". Motion was unanimous. Motion passed by a vote of 7-0.

2. Referral by the Board of Alderpersons to consider amending Frontenac's Solar Energy Regulations in response to a resident petition.

Mr. Schaefer advised that a resident in North West End Park submitted a request for approval to the city for front facing solar panels on their house. Staff denied her application. She then appealed the city's decision to the Zoning Board of Adjustment and was also denied. The petitioner then asked the Board of Alderpersons, if the city would review regulations on front facing solar panels in an effort to allow them. The Board of Alderpersons elected to send the issue to the Planning & Zoning Commission for review. Ms. Rottjakob and Mr. Schaefer submitted background information on the city's solar panel ordinance, which was passed after a thorough review in 2011. Ms. Rottjakob submitted regulations from Clayton and Brentwood, who recently relaxed their solar panel regulations. There was extensive discussion by the commission, whether they wanted to look further into the issue of solar panels. Mr. Sluys stated the recommendation should be, if the commission would like the city to write new regulations, which will allow front facing solar panels. The recommendation would come back to the Planning & Zoning Commission, for a recommendation to the Board of Alderpersons.

Mr. Fairgrieve stated they have received two applications, and for maximum the efficiencies of a unit, it must face a certain direction, and to maximize the usage, on this residence, they must face the front. Ms. Tompras stated she had concerns with the request to rewrite an ordinance with minimal background info or demand. The area is in West End Park, which is a dense area, with numerous visible south-facing roofs on front elevations. She stated she feels there is insufficient

demand for changing the ordinance as a lot of work has been done over the years to strengthen the Comp Plan and ARB regulations. Mr. Schaefer stated the building code regulations were recently reviewed and most recently passed in December of 2023.

Ms. Tompras asked for a recommendation from the commission, for staff to consider amending the solar panel regulations.

There was no recommendation from the floor, the issue dies for lack of a motion.

J. ANNOUNCEMENT OF NEXT MEETING:

To be determined.

K. VOTE TO ADJOURN:

Chairperson Tompras asked for a motion to adjourn the meeting.

MOTION: A motion by was made by Mr. Watkins and a second was made by Mr. Bauer to adjourn the meeting. All Commission members voted “Aye”. The motion passed unanimously.

The meeting adjourned at 6:38 p.m.