

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, MARCH 27, 2018, 7:00 PM**

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 7:05 p.m. by Acting Chairman Harry Reineke.

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

Acting Chairman Harry Reineke

Andre Audi

Chris Hyams

Alan Kahn

Aldersperson Nalini Mahadevan

Also in attendance was John Morgan, Building Commissioner, City Attorney Edward Sluys and Leesa Ross, Interim City Administrator/City Clerk.

C. **APPROVAL OF AGENDA:**

Mr. Reineke asked for a motion to approve tonight's meeting agenda.

Motion to approve the agenda was made by Mr. Hyams and seconded by Mr. Kahn, the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Mr. Reineke asked for a motion to approve the minutes of the January 23, 2018, meeting.

Motion to approve the minutes of the January 23, 2018, Planning & Zoning Commission meeting, was made by Mr. Audi and seconded by Aldersperson Mahadevan, motion passed unanimously.

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

No comments were made at this time.

F. **CHAIRMAN'S COMMENTS:**

Mr. Reineke made no comments this time.

G. **COMMENTS BY COMMISSION MEMBERS:**

No commission members made comments at this time.

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

Mr. Morgan stated Life Time Fitness has applied for building permits. He also stated land disturbance permits have been submitted as abatement is being finalized for the Shriners property and hazardous waste is being removed. He said after that is completed the Shriners Building will be demolished.

Mr. Morgan stated Bissingers has submitted plans to move to the open area near the escalators. They will have an open air café and will sell candy, sandwiches and coffee.

Mr. Morgan also reported that GGP (General Growth Properties) owner of Plaza Frontenac was sold to Brookfield Property. He also stated he has been in touch with DESCO, and the sale will not affect the easements that are needed.

Mr. Morgan advised of the Public Meeting being held tonight sponsored by McBride Homes at the Frontenac Hilton Hotel, to showcase their proposal for the LECC Property, to the west of City Hall. This is a meeting for public input.

Ms. Ross stated Jaysen Christensen has been hired as City Administrator for Frontenac and he will begin his employment with the city on April 23.

Mr. Hyams asked who the general contractor was for the Life Time Fitness. Mr. Morgan stated Life Time Fitness Construction. He stated Life Time Fitness has its own construction company and architectural firm.

**I. UNFINISHED BUSINESS:**

There was no unfinished business.

**J. NEW BUSINESS:**

1. **Item PZ032718-1:** Request approval to amend the planned development ordinance for Plaza Frontenac to allow for a further reduction in parking in order to construct two new entrances to the new development at 2001 South Lindbergh (former Shriners Hospital). This property is zoned High Fashion Center District.

Mr. Morgan advised of parking changes at Plaza Frontenac. DESCO needed clarification of the parking spaces, where the last count was conducted in 2010. Mr. Stock of Stock and Associates surveyed the parking lot and stated there were 2356 parking spaces which are stripped and that number is 54 less than they thought. Mr. Stock stated he believes they lost spots from additional stripping and more handicap spaces. Mr. Morgan stated the request is for 2,555 spaces, Mr. Morgan stated the final spaces calculated was 2,330, which will result in a 9% reduction in parking. He stated 26 spaces are behind a fenced in area in the back. He stated he does not and believes the reduction is not a problem because the parking area, near Neiman Marcus, is underutilized.

Mr. Chris Kehr arrived at 7:11 p.m.

Mr. Dan Burke of Armstrong Teasdale representing DESCO was present. He stated he would request a favorable recommendation, and stated the time to pass this is becoming critical. He said they are making progress.

Mr. Morgan stated 2,555 parking spaces are required and the basic requirement is based on square footage of mall space. He did say that with the mall restaurants, the parking requirement is 10 spaces for every 1,000 square feet and the mall is 5 spaces for every 1,000 square feet. Mr. Morgan stated in 2010 the spaces were reported as 2409 and in 2018 they were reported at 2356.

Mr. Kahn asked Mr. Morgan had he spoken to the mall or the big stores and asked were there any parking concerns. Mr. Morgan stated he had spoken to the mall and there were no parking concerns. Alderperson Mahadevan stated I think we should approve this, as the parking on the west side is underutilized.

**MOTION**: Mr. Kehr motioned and Alderperson Mahadevan seconded to recommend the allowance in the Planned Development Ordinance to allow a further reduction in parking to 2,356 spaces at a 9% reduction, and to forward the recommendation to the Board of Alderpersons for approval. All Commissioners present voted “Aye”, motion was unanimous. Motion passed.

K. **ANNOUNCEMENT OF NEXT MEETING**: Tuesday, April 24, 2018 at 7:00 p.m.

L. **ADJOURNMENT**:

**MOTION**: A motion was made by Mr. Kahn, and seconded by Mr. Hyams, to adjourn the meeting. All Commission members voted “Aye”. The motion passed unanimously, 6-0.

The meeting adjourned at 7:19 p.m.