

CITY OF FRONTENAC



MINUTES OF THE
SPECIAL MEETING OF THE PLANNING & ZONING COMMISSION
10555 CLAYTON ROAD - FRONTENAC CITY HALL
WEDNESDAY, NOVEMBER 6, 2024, 6:00 PM

A. **CALL TO ORDER:** The special meeting of the Planning and Zoning Commission was called to order at 6:00 PM by Chairperson Kim Tompras.

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

Bob Bauer

Chris Hyams

Chairman Kim Tompras

Steve Taaffe

Elizabeth Hartwig

Chris Kehr

Kin Watkins

Aldersperson Tom O'Brien

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

Building Consultant, Ellen Rottjakob; Building Commissioner, David Fairgrieve; Interim City Administrator/City Clerk, Leesa Ross; City Attorney, Carl Lumley and Administrative Clerk, Shari Cooper 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. Taaffe. All commission members voted "Aye"; the motion passed unanimously.

D. **PRESENTATION:**

Tim Breihan, Principal of H3 Studio gave a presentation of the Final Draft of the Business District Regulations for the properties of 1335 S. Lindbergh Blvd. (Frontenac Hilton Hotel) and 10403 and 10411 Clayton Rd. (Le Chateau Village). He explained the district zoning classes within Frontenac. Planned Development (PD), Commercial (C-1), Planned High Fashion Commercial (PHFC), and Planned Development Commercial (PDC).

E. **PUBLIC COMMENTS:**

Ms. Ross stated that she had letters from Simmons Bank and Singularity Fund that would be added to the minutes of the record.

Richard Pearce, 2106 N. Geyer Rd.: Mr. Pearce stated he is a 40-year resident of the City of Frontenac. He asked what the zoning requirements were for the Schnucks Plaza across the street. It was explained that Schnucks is in the City of Ladue and doesn't pertain to the City of Frontenac. Mr. Pearce proceeded to ask if he bought a property removed 10-15 feet of dirt and built an extra story, would this be legal? He was informed that yes, this would be allowed.

Chrissy LaPoint, 1733 Frontenac Woods Ln.: Ms. LaPoint stated that her biggest concern is the height of the building and the setback. She explained when this was discussed it was said to be able to go to a six (6) or seven (7) story building. She wished it was back further. Ms. LaPoint discussed allowable uses for the building and requested more information on a traffic study with left turns onto Clayton Rd.

Dina Rinder, 10505 Frontenac Woods Ln.: Ms. Rinder stated that she keeps hearing different stories and wants to know the correct answers. She would like to find out the final details on the height of the building, setbacks from Clayton Rd., and traffic concerns. Ms. Rinder also stated the traffic concerns of people abusing and destroying our properties. She added that our city doesn't want to look like the City of Clayton. Chairman Tompras stated that these are the guidelines derived from the Comprehensive Plan. The developer has to request what they want first and then we can respond if we would allow it or not.

Michael Binette, 1616 Frontenac Woods Ct.: Mr. Binette stated we are on ground zero. We need to look at the light and noise pollution. He stated they moved here two (2) years ago. Pulling out of our street is dangerous. Mr. Kehr stated that we do not have any specific proposals yet and all of those issues will be considered.

Kelly Harris, 10407 Frontenac Woods Ln.: Ms. Harris stated that she would like to reiterate some of the concerns of her fellow residents. She stated that she attended most of the Comprehensive Plan meetings. The height is one of the biggest concerns. She was shocked to have a building to top at 615 feet and that it could be approved per the Board of Aldermen. She requested that this committee take a closer look at this. She questioned why this is a minimum of two stories. Ms. Harris also asked about the parking and if this was included in the building height. She was told that the parking is included in the height of the building. Ms. Harris requested to make sure these condos are high-end. She stated that she feels there hasn't been that much transparency on this subject and we are being rushed (only given five (5) days to prepare for this meeting) through this plan. She would appreciate more time.

Maureen Burt, 10 Huntleigh Downs Rd.: Ms. Burt thanked everyone for serving on the committee. She just moved here within the last two years. She stated that the City's website has a line that states "Heritage of Gracious Living". She has noted we have no green space. We need a quality of life.

Steve Dallman, 35 Lynnbrook Rd.: Mr. Dallman asked if the two-story minimum, along Clayton Road, considers the reversed exposed part due to the topography. He was told that he was incorrect and the minimum height that is currently proposed is two stories or 26 feet above the mean grade of the Clayton Road curb elevation. He stated that a lot went into the Comprehensive Plan and this took into account the greenspace and direction of the Master Plan for the City of Frontenac. He said this isn't the end but just a part of achieving the Master Plan. Mr. Dallman stated that the expense of the condos shouldn't be a concern. They will compete with Clayton, Ladue, and Town & Country. He wanted to reassure the citizens of Frontenac that the Board, Mayor, and this committee were listening and doing a good job.

Joe Cook, Property/Co-Owner of 10315 Clayton Rd.: Mr. Cook asked if a site plan has been provided. Chairman Tompras stated no. Alderperson O'Brien commented that only the Mayor has met with Bucksbaum Properties. He wondered if any other owner was given a chance to talk or consult about the property. Alderperson O'Brien stated he didn't think so.

Chrissy LaPoint expressed that she would like to clarify the timing issue. She stated that only specifics have come out since October 17th.

Mayor Kate Hatfield wanted to clarify a few things. She stated that once this amendment is approved by this committee, it does not move to a vote of the Board of Aldermen, but to a Public Hearing. Between now and the Public Hearing will be a few weeks to review statements that were made tonight, further education and consider new questions to be presented. This is not the first time that we have talked about the heights or setbacks of this property. She stated all businesses and property owners have been invited to all meetings about this amendment. This has been over a two-year process. She stated she has met with Bucksbaum Properties multiple times and it's hard to keep all of the meetings straight. She stated that the most recent meeting with Bucksbaum included Alderperson O'Brien and our City Attorney in our upstairs conference room. She hopes this is one step to move forward so that we can continue working on our implementation matrix. She appreciates all the work this committee has done and the help from our public.

Alderperson O'Brien stated he did attend the meeting with Bucksbaum Properties, Tom Erman (Architectural Review Board Chairman), Leesa Ross, and our attorneys in May, but was 30 minutes late to the meeting because the Mayor wouldn't communicate the correct time and place of the meeting. In any other meetings with Bucksbaum Properties, he has not been in attendance nor has any other elected official but the Mayor. Leesa has been notified of the other meetings with Bucksbaum Properties but was only given a few minutes notice to be able to attend. He just wanted to clarify.

Mr. Pearce stated that he worked 35 years ago on the first rules and regulations here in Frontenac. It was confusing to him not knowing the sea level height. He requested to have the minimum and maximum height in stories explained.

Mr. Kehr expressed that getting into some of the details, he hasn't heard anyone state that this is a terrible idea. He has heard that portions of it are ex. size or placement. He did state that one item that keeps coming up is the height of the structure. He suggested lowering the minimum height to a single story on Clayton Road. We can certainly recommend reducing the minimum. He stated the setback concern was due to adapting a usable building around our stormwater easement/pipe interference. He stated that on parking, he couldn't imagine a condo built here for this market would only have one parking spot. He would like to make sure that this is available up front and sufficient usage is allocated. He did state that sea level must be used. It is a number that all municipalities use. The concept of having a public gathering space would be a good thing and something to look into. He states that the bottom line is if a developer comes in and gives a proposal it is up to them to work with the Board of Adjustment on changing any of the setback requirements. He proposes changing the requirement that businesses frontage has to face Clayton Road but it does need to be unified. He also encouraged restaurants to have patios in the back.

There was a discussion held by the committee members on minimum height and setback requirements.

F. UNFINISHED BUSINESS:

1. PZ1022224-2: Review, discuss, and vote on the "BD" Business District Final Draft Text Amendment prepared by H3 Studio.

MOTION: A motion was made by Mr. Kehr and a second was made by Mr. Bauer to recommend approval of the "BD" Business District Final Draft Text Amendment prepared by H3 Studios, subject to the following changes: one (1) elimination of 2-story minimum for buildings along Clayton Road (leaving 26 feet height minimum); two (2) increasing minimum parking requirement for residential units to two; and three (3) addition of statement to the list in Section A.1.e that the intent is for shorter buildings to be located along Clayton Road and taller buildings towards the back or the area.

ROLL CALL VOTE: Mr. Watkins, "Aye"; Mr. Kehr, "Aye"; Mr. Bauer, "Aye"; Mrs. Hartwig, "Aye"; Mr. Hyams, "Aye"; Mr. Taaffe, "Aye"; Alderperson O'Brien, "Aye"; and Chairperson Tompras, "Aye". All the commissioners presented voted "Aye". The motion was unanimous. The motion passed by a vote of 8-0.

G. VOTE TO ADJOURN:

Chairperson Tompras asked for a motion to adjourn the meeting.

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

The meeting adjourned at 8:45 PM.