

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, NOVEMBER 28, 2017, 7:00 PM**

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 7:00 p.m. by Chairman Chris Kehr.

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

Chairman Chris Kehr  
Elizabeth Hartwig  
Harry Reineke

Doug Bock  
Chris Hyams  
Aldersperson Nalini Mahadevan

Also in attendance were Alderspersons David Bray and Tom O'Brien.

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

C. **APPROVAL OF AGENDA:**

Chairman Kehr asked for a motion to approve tonight's meeting agenda.

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

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of the October 24, 2017, meeting.

Motion to approve the minutes of the October 24, 2017, Planning & Zoning Commission meeting, was made by Mr. Reineke, and seconded by Mrs. Hartwig, motion passed unanimously.

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

No presentations or remarks were made at this time.

F. **CHAIRMAN'S COMMENTS:**

Chairman Kehr 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 made no report.

I. **UNFINISHED BUSINESS:**

There was no unfinished business.

J. **NEW BUSINESS:**

1. **Item PZ112817-01**: Request approval of the final development plan for the proposed development at 2001 S. Lindbergh Blvd. (former Shriners Hospital). Zoned PDC

Mr. George Stock of Stock & Associates presented the final development plan for the former Shriners Hospital Property, with the new development of a Life Time Fitness location, an office and retail building and two restaurants. He showed the drawings with improvements to Litzsinger Road, St. Joseph's Academy, and the two drives and access to the GGP property, to the north. Mr. Stock stated on the revised plat it will show the two cross access easements for the GGP property. He said the improvements were described in the traffic access report. Mr. Stock reviewed the buffering and berming for Litzsinger Place. He also stated the lighting plan is in compliance with the City's code. He also stated the landscaping plan meets the city's regulations and Mr. Morgan mentioned the mature trees in the report, which they are complying with.

Mr. Bock asked about the tree issues and asked about the three foot and six foot round trees. Mr. Stock showed the landscaping plan and pointed out the existing 6" trees, which are larger than the trees on the plans.

Mr. Stock went over the plat and the cross access from the former Shriners Hospital to the GGP property. He said the plan creates four lots.

Ms. Sherwood asked who will own the land Litzsinger Road is on. Mr. Scott Sachtleben said DESCO will own the property to the east and Life Time will own the property to the west. Ms. Sherwood stated that was not what was in the agreement between the homeowners committee and DESCO. Chairman Kehr asked if they will enter an additional easement agreement. Mr. Scott Sachtleben said the easement that exists is antiquated. He said all the way up to the gate, the easement will be replaced and maintained and it will run with the land. He again said the easement runs with the land. Ms. Sherwood stated the entire road was supposed to be with DESCO. Mr. Scott Sachtleben said the ongoing maintenance goes with the land of the two recorded parcels. Mr. Morgan stated this is an ordinance and a planned development. The landscaping plan will be stamped and approved.

Chairman Kehr asked about the underground water retention basins. Mr. Stock presented them and showed them all. Chairman Kehr asked about the privacy fence. Mr. Stock stated there will be a modular block wall and a privacy fence. Mr. Morgan mentioned the new sidewalk. Chairman Kehr asked about the crosswalks and sidewalks. Mr. Stock showed the new sidewalks along Lindbergh and Litzsinger. There was a mention of an access gate on St. Joseph's property,

which they asked to be added. The signs were mentioned and Mr. Morgan stated a complete sign package will be submitted later. Alderwoman Mahadevan asked about the monuments on the drawings. Mr. Morgan stated all signage will be approved as a sign package and will be submitted later.

Mr. Scott Sachtleben stated they were finalizing final cross access issues with Neiman Marcus and have resolved the issues with St. Joseph's Academy and GGP and reiterated they were very close to finishing them with Neiman Marcus.

Ms. Sherwood again stated there was a signed agreement with DESCO, who said they (DESCO) would be responsible for all easements up to the gate, and that is a concern of the subdivision. Mr. Scott Sachtleben stated easements govern the entire road. He said it is a practical way that they run with the land. The owner is always liable for the maintenance. Chairman Kehr stated he gets it. Mr. Scott Sachtleben stated we could put in the document, and they could modify if the land is subdivided they will appointment one party to provide the routine maintenance. Mr. Franklin Sears said they will hire the person who also provides the services for the subdivision.

Chairman Kehr asked for a recommendation to approve the final development plan for 2001 S. Lindbergh Blvd (former Shriners Hospital property). Alderperson Mahadevan asked if we are okay with the gate at St. Joseph's Academy. Chairman Kehr stated he would prefer to let the Board of Alderpersons look at it and decide, as he really doesn't have a problem with it.

**MOTION:** Mr. Reineke moved to approve the final development plan for 2001 S. Lindbergh Blvd., (former Shriners Hospital), Zoned PDC, to include a closer review by the Board of Alderpersons of the turnaround at Litzsinger Place and the security gate at St. Joseph's Academy and was seconded by Mr. Bock. All Commissioners presented vote, motion was unanimous, motioned passed.

2. **Item PZ112817-02:** Request approval of a preliminary subdivision plat and final plat for the subdivision of the property located at 2001 South Lindbergh Blvd. (former Shriners Hospital). Zoned PDC.

This issue was discussed along with Item PZ112817-01, the above issue. Ms. Sherwood asked that this be approved contingent on the road easement being filed. Mr. Scott Sachtleben stated the easement goes on the record before the plat. Mr. Stock stated they would request approval of the final plat dated November 28, 2017.

**MOTION:** Mr. Bock moved to approve the preliminary subdivision plat and final plat dated November 28, 2017, for the subdivision of the property located at 2001 South Lindbergh Blvd (former Shriners Hospital), Zoned PDC, and seconded by Mr. Hyams. All commissioners present voted "Aye". Motioned passed unanimously.

K. **ANNOUNCEMENT OF NEXT MEETING:** Tuesday, January 23, 2018 at 7:00 p.m.

L. **ADJOURNMENT:**

**MOTION:** A motion was made by Mr. Hyams, and seconded by Mr. Bock, to adjourn the meeting. All Commission members voted “Aye”. The motion passed unanimously, 7-0.

The meeting adjourned at 7:41 p.m.