

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 22, 2019, 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
Alan Kahn

Doug Bock
Chris Hyams
Aldersperson Tom O'Brien

Mr. Andre Audi and Mr. Harry Reineke were absent.

Also in attendance was John Morgan, Building Commissioner; City Attorney, Edward Sluys; City Administrator, Jaysen Christensen and City Clerk Leesa Ross.

Also in attendance were Alderspersons David Bray and Dan Kemper.

C. **APPROVAL OF AGENDA:**

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

Motion to approve the agenda was made by Aldersperson O'Brien 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 November 27, 2018, meeting.

A correction was made on the top of page three referencing the trees, Arbor Vitae, as noted by Ms. Hartwig.

Motion to approve the minutes of the November 27, 2018, Planning & Zoning Commission meeting was made by Mr. Bock and seconded by Mr. Hyams, motion passed unanimously.

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

No comments were made at this time.

F. **CHAIRMAN'S COMMENTS:**

Chairman Kehr stated the city is about to begin updating the comprehensive plan in the spring, and said they are about to advertise to hire consultants. Mr. Kehr stated this process will involve citizen input. He asked the commission members if they wanted to be involved in the process to

talk to him or Mr. Christensen. The comp plan will be approved by the Planning & Zoning Commission.

G. COMMENTS BY COMMISSION MEMBERS:

No commission members made comments at this time.

H. ZONING ADMINISTRATOR'S REPORT:

Mr. Morgan made no comments at this time.

I. UNFINISHED BUSINESS:

None

J. NEW BUSINESS:

1. **Item PZ012219-01:** Request approval of a conditional use permit for site and building signage for the planned development located at 2021 and 2051 South Lindbergh (former Shriners Hospital Property) permit as required by the planned development ordinance. (Zoned PDC)

Mr. Kehr stated he had received one email comment from the trustees of Litzsinger Place. A hard copy of Mr. Pittenger's letter was passed out. Mr. Kehr stated Mr. Pittenger's concerns were the amount of light that would shine into Litzsinger Place.

Mr. Kehr stated the entire sign plan is before the commission tonight for review. Mr. Gary Cowles of Signcrafters Inc. was the representative present along with Ron Mackey of Signcrafters Inc.; Franklin Sears of DESCO and Shawn Wallach of Lifetime Fitness. The entire sign package was presented and reviewed. Mr. Cowles stated the retail signs are back lit, halo style. There were discussions regarding the monument sign at Lindbergh and its placement. Mr. Mackey stated it will be 20 feet off the corner of Litzsinger and Lindbergh. There was some discussion by Mr. Morgan regarding the city's sign ordinances, which allows one sign for each tenant; whether it is a wall or monument sign. Alderperson O'Brien stated he is not a fan of the lights facing east.

Mr. Pittenger the Litzsinger Place Trustee stated there were negotiations with DESCO and LifeTime fitness when this was approved. He stated he has concerns about the lights and mentioned the number of lights at the Ellisville location and stated it is a beacon. He said he does not want to negate all the work done last fall. He said the north signs will shine into the neighborhoods and homes.

Ms. Susan Leonard of Litzsinger Place in Ladue asked if the signs would be lit all night; will the office building be lit all night; she asked about the two story parking garage; she asked will the signs run periodically and asked about the signs on the east and west, which she was told will shine north and south. Mr. Kehr stated the garage is two story, but it will look like one story, as one level is underground.

Mr. Hyams asked them to quantify the illumination. Mr. Cowles said it is a halo light sign for the building and stated you will see outline of the letters. Mr. Mackey stated they will be 200 lumens, and stated there will be nothing pointed outwards, and said the light extends three inches around the letter. Alderperson Kemper asked them to bring in samples. Mr. Cowles and Mr. Mackey stated it is similar to the lights at Schneithorst; also Schnucks' sign at Clayton & Lindbergh, both signs are "halo" lit.

Mr. Pittenger stated Litzsinger is more concerned about the sign facing north on the LifeTime Fitness building. They would like anything that will not make it project or glow.

Ms. Leonard asked will the retail lights be lit, Mr. Cowles stated yes. Mr. Sears said the intent is to not have them burn all night.

Mr. Kehr asked the commission members about the size and number of signs on the LifeTime Fitness building. Some asked how important the east facing sign is. Mr. Wallach stated they want to create a presence and activity between Plaza Frontenac and LifeTime Fitness. He said Brookfield (owners of Plaza Frontenac) is encouraging cross access. He said they want to pull traffic off of Litzsinger.

Mr. Morgan stated the east facing sign will get people from Lindbergh. He said there will be a 32 foot monument, with four tenant names. He also said LifeTime Fitness is approximately 200-250 feet off the roadway from Lindbergh.

Mr. Kahn stated he would like to see signs limited to the number of tenants. Mr. Sears said the top floor will have one tenant, they will have one sign. He said the second floor may have one tenant, they will have one sign. He said the maximum number of retail spaces on the first floor is 3 or 4, with two restaurants. They will have two out lots and one monument sign with two tenant names. The tenants for the out lots are Uncle Julio's and the bank. Mr. Morgan stated Uncle Julio's will have their own sign package, (hopefully at the February meeting).

There was discussion regarding the size of the signs on the office building. Mr. Hyams stated it is retail, so they should go with the city ordinance (.7). Mr. Sears suggested one square foot per store front, and a maximum for the restaurant. He suggested keeping it to scale. There were additional discussions regarding the signs on the office building and the number of tenants who will occupy the building. Mr. Kehr stated on the top floor they will have signs facing north and south, he said the second floor, they will have signs on the Lindbergh side. There will also be six maximum signs for retail on the first floor. There was discussion regarding square feet of signs, and it was determined that they would be between 12 and 25 feet. It was said the signs must be uniform and they must be within 10%. Mr. Sears said they will be color during the day and only white at night.

Mr. Morgan suggested they come back at the next meeting with more examples. He asked that they put numbers on buildings to scale. He also asked about the east monument sign, which will be eight feet tall. Mr. Mackey said the sign will be six feet six inches. Mr. Morgan stated he would like to have one sign package.

The summary of the discussion was for the Commission members to look at some locations, i.e., Schneithorst or Schnucks. To allow 12 to 25 square feet signs with uniformity with 10%. The

lights will be on during operating hours. The restaurant sign application will be separate. There will be a monument sign lit with multiple tenants.

Alderson Bray asked what the visible distance of the LifeTime Fitness sign will be. Someone answered 168 square feet.

Alderson O'Brien asked what the LifeTime Fitness hours were. Mr. Morgan stated he believed they will be 4:30 a.m. to 11:00 p.m.

Alderson Bray also suggested they bring photos of halo light signs. Mr. Cowles again suggested the Commission members look at the Schneithorst sign.

Alderson O'Brien stated he did not like the LifeTime Fitness sign facing east. Ms. Hartwig stated she does not like the LifeTime Fitness sign facing north. Mr. Kahn stated he has no problem with the LifeTime Fitness sign that faces east.

MOTION: Mr. Hyams motioned and Mr. Kahn seconded to continue this discussion to the February 26, 2019 meeting. All Commission members voted "Aye". The motion passed unanimously, 6-0.

K. **ANNOUNCEMENT OF NEXT MEETING**: The next meeting will take place on Tuesday, February 26, 2019.

L. **ADJOURNMENT**:

MOTION: A motion was made by Mr. Hyams, seconded by Mr. Bock, to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 6-0.

The meeting adjourned at 8:07 p.m.