

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, JUNE 27, 2017, 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 Chairman Chris Kehr.

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

Chairman Chris Kehr  
Chris Hyams  
Harry Reineke

Andre Audi  
Alan Kahn  
Aldersperson Nalini Mahadevan

Also in attendance were Mayor Margot Martin, Aldersperson David Bray, Aldersperson Jamie Griesedieck, Aldersperson Dan Kemper, Aldersperson Tom O'Brien, and Aldersperson Brian Warner.

Also in attendance were John Morgan, Building Commissioner; City Administrator, Bob Shelton; City Attorneys Lee Curtis and Ed Sluys and City Clerk, Leesa Ross.

C. **APPROVAL OF AGENDA:**

Chairman Kehr stated there was an amendment to the agenda to change the request to read:

Request the rezoning of the property located at 2001 South Lindbergh (formerly known as Shriners Hospital) from R-1, One Acre Residence to PDC, Planned Development Commercial and the associated Conditional Use Permit.

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

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of the May 31, 2017, meeting.

There was a change to the poll vote on page 7. Mr. Audi and Mr. Hyams voted "No". Ms. Ross said she would change the minutes to reflect the vote and that it passed by a vote of 6-2.

Motion to approve the amended minutes of the May 31, 2017, Planning & Zoning Commission meeting, was made by Mr. Audi, and seconded by Mr. Kahn, 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 at this time.

**I. OLD BUSINESS:**

Mr. Morgan stated there is a change to add the need for conditional use permits due to the minimum 25% retail space and the building heights. Mr. Morgan stated they have also received a request from the Litzsinger Place trustees to add an additional conditional use permit for the operation of the gate, to be closed during the day, with access for emergency responders and delivery services.

Chairman Kehr gave a summary of what has been discussed in the past:

- Storm Water Impact and quality of run off
- Types of Landscaping, the maturity of the trees, the size, the screening for privacy
- Appropriateness of the uses, i.e., Lifetime Fitness, the outdoor pool, restaurants, the office building
- Parking request and location and access and cross access
- Exit ingress and egress
- Time restrictions
- Increased traffic
- Size and configuration of the street (Litzsinger Road) and its use
- Traffic study
- Engineering & Hydraulic Analysis
- Density

Chairman Kehr stated this is a preliminary plan, which will be passed on to the Board of Aldermen, with a public hearing for passage. They still will have to come back for final plan review which will go through the Planning & Zoning Commission, Architectural Review and back to the Board of Aldermen for final approval.

Chairman Kehr stated they must figure if the area is appropriate, they must look at lighting, security, ingress and egress. He said signage will be addressed separately. They must review the height of the lighting and the appropriateness of the pool. They will review the hours of operations, and look to see if there is a security risk to the surrounding neighborhood.

Chairman Kehr asked everyone to hold their comments to three minutes.

Mr. Lee Cannon of CBB representing the City went over the peer review of the traffic impact study provided by The Lochmueller Group. Mr. Cannon had ten issues. See traffic impact study which is attached.

Mr. Morgan stated signage has not been submitted. He said he would request the commission amend the recommendation, subject to a sign package in the final development phase. He said they may need a conditional use permit and a variance for the two monument signs.

Mr. Morgan also stated the Litzsinger Place Subdivision has requested a conditional use permit be granted to remove the requirement that their gate shall remain open from 8:00 a.m. to 6:00 p.m. for security and privacy purposes.

Mr. Scott Sachtleben of the DESCO Group stated regarding the traffic study, it was vetted well. He said CBB has requested a right turn in at Flemings. He said they have hired a lighting consultant and a new lighting package was submitted. He said DESCO met with the lighting consultant and the residents of Litzsinger Place Subdivision. Mr. Sachtleben said the traffic study exceeds the code but it is satisfactory with them.

Mr. Aaron Kohler of Lifetime Fitness discussed the additional lighting and the hours of operation. He said Lifetime Fitness operates different models in different areas, with a different clientele. He said this suburban setting will attract, doctors, nurses and college professors. He said the biggest concern of being open late is the lighting. He said they will use site lighting and LED lighting. He said the space has been redesigned. He showed different pictures with windows and faux windows and some windows with blinds which will automatically drop and the windows will be covered from 9:00 p.m. to 6:00 a.m. They will also restrict parking on the northwest lots from 9:00 p.m. to 6:00 a.m.

Mr. Kohler said regarding the pool, it is needed because this is a large scale full amenity club, which will be catered to families during the week and weekend. He said they have committed to make the water slide invisible, by lowering the slide and raising the fence.

Mr. Scott Sachtleben said they will need a variance in the conditional use permit, as the regulations state there must be a minimum of 25% retail. He estimated total sales to be \$600,000 a year from this location. He stated they will impose payments from Life Time fitness and the office and restaurant locations. The office will generate approximately \$50,000 in contractual agreements with the city to offset the non-retail space. He said Life Time fitness will do the same commitment with additional funds for retail sales tax.

Mr. Sachtleben asked that the Planning & Zoning Commission vote and support this and advance it on to the Board of Aldermen for approval.

Chairman Kehr asked Mr. Morgan about the proposed restriction of left turn out of Litzsinger in the morning to allow residents to get out of their subdivision. Mr. Morgan stated there will be a time where the St. Joseph's Academy kids are in and the Litzsinger residents will try to get out. Litzsinger residents requested this in the A.M. peak hours. It is under #IV, G in Mr. Morgan's conditions.

Chairman Kehr asked if any commission members had any questions or comments at this time.

Mr. Kohler said they currently operate 127 Lifetime Fitness Clubs and have been open for 25 years. He said they believe the greatest deterrent for crime is 24/7 closed circuit security cameras. Alderperson Mahadevan asked where the cameras will be located. Mr. Kohler stated on top of the buildings and on top of light poles. Alderperson Mahadevan asked about the west side of the building. Mr. Kohler stated they hope to cover the entire building and parking lot with the cameras. Alderperson Mahadevan asked about the gates to the garbage containers, and asked will they remain closed at all times. Mr. Kohler stated the trash will be located in a fully enclosed building with a roof and a man door. Mr. Morgan stated it will be similar to the BrickTop's trash enclosure that has something similar to a garage door.

Chairman Kehr asked the Commission members if there were any further questions, there were none. Chairman Kehr opened the floor from questions from the audience.

Mr. Pittinger of Litzsinger Road and a Litzsinger Place Trustee read a statement and stated they were opposed to the project, for the reasons of density, traffic noise, hours of operations and security. Mr. Pittinger's statement is attached to these minutes.

Ms. Margaret Sherwood of Litzsinger Place read a statement, which was not given to the city. Her concerns were on the lighting, noise and air conditioners, pool and security. She said conditions needed to be added to mitigate sound. She also said there are smash and grab thieves associated with Fitness Centers. She asked that they be able to keep their subdivision gate closed 24 hours a day. She said she would like to see additional policy; she has security concerns; lighting concerns, noise concerns and would like to see them limit the hours.

Ms. Sandifer, an attorney with Husch Blackwell was representing the residents of the Litzsinger Place Subdivision. Ms. Sandifer presented a letter and stated they had reached agreements on some key items. She said development was not consistent with the site and the PHFC regulations or the PD-C regulations. She said the non-retail is 83%. She said they should consider the natural character and compatibility with the city. She said they would like the gate issue addressed, so they will be allowed to keep their subdivision gate closed to prevent others from going through their neighborhood. She said they are requesting an additional conditional use permit or request to go to the Board of Adjustment.

Mr. Kahn asked about the swimming pool. Mr. Kohler stated Lifetime Fitness will have an outdoor lap pool and a leisure pool. He said the lap pool hours will be from dawn to dusk and the leisure pool will operate Monday – Saturday from 10:00 a.m. to 8:00 p.m. and Sundays from 10:00 a.m. to 6:00 p.m. Alderwoman Mahadevan asked how much noise is in the pool area. Mr. Kohler stated the pool is placed away from the residential area, and said a building will be between the pool and the residences. He said the pool is for families and said there will be low music, background music played.

Ms. Amir of Litzsinger Place stated she has visited the Lifetime Fitness location in Ellisville and stated it does not look like something that belongs in Frontenac. She does not like the aesthetics and stated they will sell alcohol.

Mr. Osman of Frontenac Woods Lane stated he is concerned about the noise. He said he is surprised an analysis study of noise was not completed.

A resident from Ladue on Babler Lane stated they live in a safe secure community. He said his concerned about the hours of operation and that alcohol will be served. He also said he has major concerns of storm water and run off. Chairman Kehr said runoff will be better. The Ladue resident also said he is in objection to the lighting and the spill over.

Mr. Shatto of Lochmueller Group discussed some of the traffic issues regarding Litzsinger. He said that WB Litzsinger backs up and they will add a left turn signal. The changes to the signal will be no net impact on Litzsinger east of Lindbergh. He said they will try to retain the existing conditions. He also stated they will add a pedestrian signal on all legs of the intersection.

Mr. George Schoedinger of Babler Lane stated they can hear the students at St. Joseph's Academy and he said if they add 4,000 members and a water park, the noise will be increased. He also stated residents of Ladue, Frontenac and Huntleigh have their own pools and belong to country clubs. He said the people using this facility will be coming from the greater St. Louis area not, this area. He said they will have more robberies and more incidents.

Mr. David Vitale of Winding Ridge Road in Ladue stated a few years ago Neiman Marcus replaced some signage and left a light on later, which goes off now close to midnight. He said the light beams across the road into his bedroom. He said he would like to see in the signage regulations, clear hours of operations; levels of brightness; and landscaping along Lindbergh designed to block the lighting. He said by adding a lane, there may be trees removed. He said he is also concerned about the noise and people on the parking lot with alcohol, talking loudly.

Someone again asked the hours of operations for Lifetime Fitness. Mr. Kohler stated 5:00 a.m. to 12:00 a.m.

Ms. Linda Anop of Dunleith in Ladue asked about the sound decibels and the noise at the new facility.

Ms. Ji Weiqing of Litzsinger Place stated she is concerned with the resident's safety.

Ms. Amir stated she is concerned about the tax revenue that DESCO is guaranteeing. She said that should not be a gauge for a decision. Chairman Kehr stated that is not something that the Planning & Zoning Commission decides and deferred that to the Board of Alderpersons.

Ms. Lesley Schoedinger of Babler Lane in Ladue made comments regarding the responsibility of the Planning & Zoning Commission to the residents and the city.

Chairman Kehr stated he supports the use and feels it is a good use of the property. He said the zoning fits in with the recommendation and the comprehensive plan.

Mr. Morgan stated he had a list of conditions to go along with plans, which are attached to these minutes. If this plan is approved it will be forwarded to the Board of Aldermen for approval.

**MOTION:** A motion was made by Chris Hyams, and seconded by Mr. Audi, to refer this request of rezoning the property located at 2001 South Lindbergh Blvd. (formerly known as Shriners Hospital) from R-1, One Acre Residence to PDC, Planned Development Commercial and the associated conditional use permits to the Board of Alderpersons.

**MOTION:** A motion was made by Chris Hyams, and seconded by Mr. Audi, to add the following conditions to the above approve rezoning of the property located at 2001 South Lindbergh Blvd. (formerly known as Shriners Hospital) from R-1 One Acre Residence to PDC, Planned Development Commercial:

- Sign package submitted
- A conditional use permit to amend the ordinance for signage
- Gate times for the opening of the Litzsinger Place Subdivision gate to be removed (with allowance for emergency and delivery vehicles)
- Slide must be 15 feet with a 48 inch guardrail
- Add security to the property similar to the requirements for the PHFC District
- Slide must be no higher than Litzsinger Road and cannot be seen
- Permitted Use Review, to determine if use is appropriate
- Retail and only professional office use (as appropriate)
- No left turn out of the SB Litzsinger exit from the site between 7:15 a.m. and 8:15 a.m. or whatever times will be more appropriate and/or extend the times shown above as needed

Chairman Kehr asked for a vote on the above (second motion).

All Commission members present voted “Aye”. The motion passed by a vote of 6-0. (Second motion passes).

Chairman Kehr asked for a vote on the original motion for the referral to the Board of Aldermen.

All Commission members present voted “Aye”. The motion passed by a vote of 6-0. (First motion passes).

**K. NEW BUSINESS:**

There was no new business.

**I. ANNOUNCEMENT OF NEXT MEETING:** Tuesday, July 25, 2017 at 7:00 p.m.

**L. ADJOURNMENT:**

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

The meeting adjourned at 8:52 p.m.