



**MINUTES OF THE
CITY OF FRONTENAC
BOARD OF ALDERPERSONS
TUESDAY, JUNE 19, 2018
PUBLIC HEARING**

The June 19, 2018, public hearing of the City of Frontenac was called to order at 7:05 p.m. with Mayor Margot Martin presiding. The Alderpersons present were David Bray, Nalini Mahadevan, Brian Warner, Dan Kemper, Jamie Griesedieck and Tom O'Brien.

Also in attendance were City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; Alternate City Attorney, Helmut Star; Chief of Police, Tom Becker; Fire Chief, Jack Trout; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan and Finance Officer, Lea Ann Bennett.

Mayor Martin called the public hearing to order.

1. Review a request for an entry gate at 2538 N. Geyer Road.

This item was withdrawn from the petitioner.

Aldersperson David Bray stepped down from the dais.

2. Review of a Planned Development District for 10601 and 10635 Clayton Road.

Jeannie Aumiller with McBride Homes was the petitioner present. She stated the project will be the Arbors of Frontenac, which will be a joint venture with McBride Homes and Berra, called Elite Development. She stated they do have the property under contract. She stated in April they held a large open house where neighbors were invited. There were approximately 60-70 people in attendance and there was positive feedback. Ms. Aumiller stated they then followed with a presentation at the April Board of Aldermen meeting, and later in April they presented the entire plan to the Planning & Zoning Commission, where it was approved and forwarded back to the Board of Alderpersons. Ms. Aumiller stated they have also had three preliminary meetings with the Architectural Review Board. They have another meeting this Thursday with the ARB to present their construction drawings. She stated they are on a short time line with the school district. Ms. Aumiller stated she also has their team of engineers present.

Ms. Aumiller stated the site is 9.05 acres and she presented a power point of the development

with the following items:

- Site plan
- Conceptual renderings
- The landscaping drawing with new landscaping behind the lake, which will affront Clayton Road
- Area for 70 parking spaces
- There will be no parking on the main street
- Rear trail for water quality, which will be green with natural plantings
- Green space at 48%
- 58% of the trees on the site will remain
- It is R-3 Zoning
- Lawns will be maintained uniformly
- A revised landscape plan was presented
- A berm will be planted in front of units 1 – 4
- Additional trees will be added between units
- They will look into more landscaping and work with homeowners to the west of the site, with landscaping and the new fence
- Final approval of the landscaping plan will go to ARB

Mayor Martin asked about the six foot site proof wall. Ms. Aumiller stated it will look like a stone wall but it is made of fabricated materials.

Ms. Aumiller showed renderings of the units and stated they will build one story and 1 ½ story units, which will all have master bedrooms on the first floors. The units will range from 2,100 to 3,600 square feet, not included an unfinished basement area of an additional 1,500 square feet. They also decided to have four elevations per plan. They will have brick and stone, and all will be masonry on all four sides and they will add a “soldier course”.

Aldersperson Mahadevan asked if the unit near the neighbors pool to the west would be one story or 1 ½ stories. Ms. Aumiller stated the market will dictate it. She stated there are grade differences and a six foot fence also there. Aldersperson Mahadevan asked what the grade difference was between the unit and the pool. Ms. Aumiller stated between the property line and the unit, it is 30 feet. She also stated they have similar elevations.

Ms. Aumiller stated she is excited to be at this point. She stated it has been great working with the Mayor and Board of Alderspersons, City Staff, ARB, the Planning & Zoning Commission and the residents. She said it is an awesome project and they are really excited. Aldersperson O’Brien said that additional landscaping protecting the neighbors to the west will be added and a four foot sidewalk will also be added along Clayton Road. Aldersperson O’Brien asked what the height of the berm near units 1-4 along Clayton Road will be. Ms. Aumiller stated it will be approximately six feet, but no taller than 6 ½ feet. Aldersperson Griesedieck asked to see the picture of the 1 ½ and one story units. He asked would they be placed alongside one another. Ms. Aumiller stated the one story units will be built two together and the 1 ½ story units will be built two together. She said the roof lines of the one and 1 ½ story units will be intertwined in the development.

Aldersperson Mahadevan asked about the landscaping next to the pool, and asked that more landscaping be considered. Ms. Aumiller stated the pool is built very close to the property line and stated there is no room on the resident's property. She stated they will add additional landscaping but it will be very close to the wall and her fence.

3. Review a preliminary subdivision plat for 10601 and 10635 Clayton Road.

This issue was discussed previously and combined with item #2.

4. Amendment to the Final Development Plan for 2001 S. Lindbergh Blvd.

Mr. George Stock of Stock & Associate was the representative. Mr. Stock stated there are changes to the eastern part of the site. Mr. Stock showed what was previously approved and stated the parking spaces in the previous plan were 339. Mr. Stock stated in the first floor of the office building, the retail area, there could be a restaurant added and that requires additional parking. They have changed the way you enter into the development from Litzinger, going north around the office building to a parking lot/garage which will be on the south end of the site. There will be both surface and underground parking. The additional parking will increase the number of spaces in the development to 377. Mr. Stock showed drawings of the parking deck and office building and stated it will not be elevated above ground, you will only see one level of parking. He stated the other changes are the trash areas of the two restaurants, which will be enclosed near the corners of the buildings. Another change was a curb cut was added to the west of the Flemings. Mr. Stock stated the last change is to St. Joseph's Academy, they have changed an entrance to slide south to line with their parking lot, to create a stacking lane. He said it will consist of a full right in and right out at Lindbergh Boulevard.

Aldersperson Mahadevan asked how the trash will be camouflaged. Mr. Stock stated it will look like the buildings similar to Brio and Brick Tops. Aldersperson Warner asked why the underground parking lot was not extended to the north. Mr. Stock stated it was done this way for efficiency and structural reasons. Aldersperson O'Brien asked if the underground parking will be reserved for the office building tenants. Mr. Stock stated he is unaware of that, he believes the parking garage will be for anyone.

Mayor Martin asked for comments from the audience members.

Mr. Tim Fitch stated he is running for County Council in District 3. He stated he is the former Chief of Police in St. Louis County, and he is here to serve the residents of the City of Frontenac.

Ms. Shari Culleton of Spoede Road showed pictures of her pool and her landscaping in her back yard. She stated behind her fence there is honeysuckle. She stated she is concerned that the honeysuckle, which is a barrier to the property to her west, will be removed when the eco stone wall is installed. She stated she is not against the project; she does have concerns of them ripping everything out and leaving the area naked.

Aldersperson Griesedieck asked where the wall will go. Ms. Aumiller showed the drawings and where they will install eight trees plantings on the other side of the fence. An aldersperson asked would bushes be planted. Ms. Aumiller stated meetings with homeowners have been set with

their landscape engineer, Taylor Start tomorrow. She also stated the landscaping has to be approved by the ARB.

Mayor Martin asked if there were any questions from the audience members. There were none.

Mayor Martin closed the public hearing at 7:58 p.m.