



**MINUTES OF THE
CITY OF FRONTENAC
BOARD OF ALDERPERSONS
TUESDAY, OCTOBER 16, 2018
PUBLIC HEARING**

The October 16, 2018, public hearing of the City of Frontenac was called to order at 7:00 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; City Attorney, Kevin O'Keefe; Fire Chief, Jack Trout; Chief of Police, Mark Guttmann; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan and Finance Officer, Lea Ann Bennett.

Mayor Martin called the public hearing to order.

1. Discussion of a request for approval of a Planned Development Residential- the rate of tax to be assessed for the year 2018.

Mr. George Stock of Stock & Associates was present along with Mr. Matt Segal of Payne Family Homes Land Development.

Mr. Stock stated they were before the Planning & Zoning Commission on August 28 and October 2, and on the later date they received a favorable recommendation from the Planning & Zoning Commission by a vote of 6-2.

M. Stock stated their proposal is for removal of the trailer park which sits on 1.36 acres and to propose a development of that land along with 1.64 acres from the church which is currently used for parking. This proposal will rehab the church parking lot by restriping to allow for 87 parking spaces. Mr. Stock stated the landscaping will cover 48.67% of the project. Access for the site will be off South Outer 40 Drive. The area is currently zoned R-1 and they are requesting to change the zoning to PDR. Mr. Stock gave the background on the PDR and its requirements. He said there was a recommendation in the comp plan which is applicable. He stated the proposed site is almost 50% green. He said the townhomes are a permitted use in the PDR, as it states single family attached villas and townhomes. Mr. Stock also referenced the 8/28 staff report which stated they were allowed.

Mr. Stock stated the current site has 11.7 units per acre and this site will have 7.67 units per acre.

The current site has 16 mobile homes on 1.3 acres. He also stated there was high density in the R-2 zoning district with 5.8 units per acre.

Mr. Stock stated the police and fire departments have reviewed the plans and were fine with the S. 40 Drive access and the church access. He also said it stated in the staff report that 6 of 10 Frontenac residents are in favor of town homes. He also had a memo dated 9/28 which suggested they add 5-6 additional parking spaces, which they did add. Pictures of the trailer park were shown. Sections of the comp plan were quoted. Mr. Stock stated he had a new site plan which was submitted to the Planning & Zoning Commission on October 2. The proposal has the units facing in with a common walkway, and driveways off the back. Mr. Stock stated there is 273 feet from the townhomes to the closest residence.

Mr. Stock went over the landscaping plan and stated 43 green grand arbor bodies (trees) would be planted and added to the southern portion of the units. On the north side of all three units which face the highway, will be brick, and the garages and pillars will be brick. Mr. Stock showed views from the highway, from the church on Clayton Road and from Carole Lane. He stated by adding the trees, the views will be obstructed. Color renderings of the units were also shown. They will have brick, limestone, hardy board and additional architectural features. He stated the garages on the first floor will be all brick and stated the north elevations will be 100% brick.

Mayor Martin asked if the alderpersons had any questions, there were none.

Mayor Martin asked if there were any questions from the audience members.

Ms. Traci Pupillo an attorney representing various residents was not in favor of the development. She stated she did not agree that the description of the PDR would allow this type of development.

Mr. Stephen Bahn of 9 Cricklewood Place was in favor of the development.

Ms. Shari Culleton discussed the development and asked the Board to consider the people who live next to it.

Mr. Edward Hamilton of Carole Lane stated he has serious concerns about the project, i.e. the construction materials and density.

Mr. David Johnson of Hermitage Hill was not in favor of the project and urged the Board of Alderpersons to reject this plan.

Mr. Tom Erman of Huntleigh Downs said this project does not set precedence and said the plan has real merit. Mr. Erman stated the city should adopt this plan and vote in favor of it.

Mr. Schaumburg of Spuede Road was not in favor of the plan and stated he does not like the looks of it.

Ms. Culleton responded to Mr. Schaumburg's comments about precedence.

Mr. Mark Kornfeld read the attached letter from Chris Zoellner of Fallbrook.

Mr. David Johnson rebutted the statement which was read by Mr. Zoellner.

Ms. Hatfield of Portland Drive was not in favor of the development and asked the elected officials to make a responsible decision consistent with the zoning and comprehensive plan.

MOTION: Alderperson Warner motioned and Alderperson Bray seconded to adjourn the meeting. All Alderpersons voted "Aye". Motion passed.

Mayor Martin closed the public hearing at 8:04 p.m.