



**MINUTES OF THE  
CITY OF FRONTENAC  
BOARD OF ALDERPERSONS  
TUESDAY, FEBRUARY 19, 2019  
PUBLIC HEARING**

The February 19, 2019 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; Deputy Police Chief, Craig Picha; Public Works Director, Jeff Wappelhorst; and Finance Officer, Lea Ann Bennett.

Mayor Martin called the public hearing to order.

1. To review a proposal by Payne Family Homes to construct a townhome development on the property of 11330 South Forty Drive and 11155 Clayton Road.

Mr. George Stock of Stock & Associates was present along with Matt Segal of Payne Family Homes. Mr. Stock gave a presentation of the updated plan for the development of 11130 South Forty Drive and 11155 Clayton Road. Mr. Stock stated they have been before the Board three previous times regarding this development. The development has been reduced to 6 buildings, with three units for a total of 18 units. Nine of the units face north and nine units face south. The rear elevations per building and will have alleys with rear garages, and there is no longer access through the church. This is a request for a PD-R. This development will remove 13 trailers which currently are on 1.6 acres, and they will purchase 1.64 acres from the church. The church's parking lot will also be resurfaced. They currently have 75 parking spaces and after the development they will have 87 parking spaces. The development will be of 18 single family townhomes. Access to the property will be at the existing entrance, on the South Outer Forty Drive, which has been granted conceptual approval from MoDOT. This development is surrounded by R-1 residential and I-64. The comp plan allows for multi-family residential and education and institutional uses.

Mr. Stock went into details about the architectural features, the elevations, the rear garages with patios, the high quality building materials, the new street, storm water, sewers and lightings. Mr. Stock stated the police and fire departments have reviewed the plans and stated the emergency access is sufficient. The Outer Road currently has a grade rating A and it is sufficient to carry the additional traffic.

Mr. Stock stated the comp plan identified multi-family, as future use in this area. He stated the comp plan stated 6 of 10 residents were in favor of villa or townhome type developments. Mr. Stock stated there will be an extra eight parking spaces on the site with two garage spaces and two parking spaces per unit. He said regarding precedence, it is a unique site with a mobile home park. The height of the proposed units will be 39 feet tall. The road will be four feet above the units and the units will be 35 feet above the road. Pictures of the site were shown. The price for the units will start at \$500,000 and they will average above \$500,000.

Mr. Stock stated this proposal went from 30 units to 23 units, to 18 units. The new plan has nine units facing the highway and nine units facing south towards Clayton Road. The drive is four feet higher and no garages are visible from I-64 or the church. The density is 6 units per acre, with 50.32% of green space. The units also were moved closer to I-64. The units are 75 feet from south to north and it was moved further to the north. The new plan has increased landscaping with 153 trees and 156 shrubs and perennials. There will be a solid green ledge along the drive which surrounds the property. The units also have more masonry and traditional roofs. Three units, units 9, 10 and 18 will have space for elevators.

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

Mr. Russ Schaumburg of Spoede Road asked how tall the trees will be. Mr. Stock stated the Arbor Vitae trees will be 18 feet tall. He said the other trees are noted by caliber. There will be 34 green Arbor Vitae trees. Mr. Schaumburg also stated he is concerned about the traffic impacted by the library, and stated both Spoede at I-64 intersections are already dangerous intersections.

Shari Culleton of North Forty Drive stated the Board needed to talk to the residents on Carole Lane, and stated they need to be considered most in this project.

Mr. Cohen of Lynnbrook asked what the density of the development at McBride Homes (next door to City Hall) is. Mr. Christensen stated 3.5 units per acre.

Mr. Klaverkamp of Carole Lane asked will the properties be owner occupied. Mr. Stock stated there are no provisions for us to allow people to not be allowed to rent out their property. He did say there will have indentures. They will also have HOA fees with common grounds keeping and trash service.

Mr. Hatfield of Portland Drive asked what the Board's view on precedence is. He asked particularly in R-1, where the decision has been made that this is a hardship. Alderperson Warner stated with precedence, every situation is unique. Alderperson Mahadevan stated the Planned Development Districts are different. Alderperson Bray stated precedence came from the developer. Mr. Hatfield stated the City does not turn down developments. Mayor Martin stated the city has turned down several developments in the past.

Ms. Hatfield made the following statement:

The Trailer Park has been in this location since before Frontenac was established as a municipality and is legally grandfathered in this location, that is and has been zoned R-1, single family Residential, since Frontenac zoning was established.

George Stock is obviously quite talented as an engineer and in representing his clients. If I ever need an engineer to develop any location or to approach a City with a plan that does not meet the defined zoning laws, I would seek to have him represent me.

Mr. Stock has pointed out that Frontenac Zoning is very confusing and unclear to him. The City, including the Planning and Zoning Commission has indicated that current zoning laws in Frontenac are confusing for them, in that Planning and Zoning Commission appears to have needed to defer to City staff for a recommendation, as a result of confusing, unclear zoning laws. If the zoning is really this confusing and the Comprehensive Plan problematic, then the Board of Aldermen should consider a moratorium on any decisions, until such time as the zoning laws are clarified and able to be enforced consistently.

Making zoning decisions one commercial developer's project or proposal at a time or randomly, at the expense of residents is not right. Residents chose to live in an area based on zoning. If they want an urban area, they live in Central West End or Ballwin. If they want more green space and larger lots, they live here or Ladue. Residents should be able to count on Zoning and the Comprehensive Plan being consistently upheld by elected and appointed officials.

Mayor Martin asked for a motion to adjourn the public hearing.

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

Mayor Martin closed the public hearing at 7:35 p.m.