

# CITY OF FRONTENAC



## MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSONS TUESDAY, APRIL 16, 2019 PUBLIC HEARING

The April 16, 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, Marc Uises; Chief of Police, Mark Guttman; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan; and Finance Officer, Lea Ann Bennett.

Mayor Martin called the public hearing to order.

1. Request to subdivide the properties located at 10477 Garibaldi Place and 10480 Donoho Place which includes a request for two variances from the standard regulations (Zoned R-2). This request is a for a preliminary plat approval.

Mayor Martin asked if a representative was available to speak on this request.

Mr. Mark Manlin was present and read the attached statement regarding his request. He stated he is requesting a hardship and a variance for two lots in West End Park.

Additional comments regarding this request were taken later.

2. Request approval for a conditional use permit to operate a school at 11411 North Forty Drive. (Zoned R-1)

Mayor Martin asked if a representative was available to speak on this request.

Ms. Susan Pruchnicki, architect and Mr. Andy Thorp, Director of the Miriam Foundation were the representatives for the Miriam School.

Mr. Thorp stated they were founded 108 years ago and have had an elementary school for 60 years in Webster Groves. He stated 2 ½ years ago they started a one of a kind high school. They are

currently located at the Parkway United Church of God in Town & Country and have 55 students enrolled. They hope to enroll 62 students in the fall. The school serves kids with average to high intelligence that do not do well in a typical school environment, and need specialized classes. He said these students do not have behavioral problems. Mr. Thorp stated B'nai El checks all the boxes. The location is convenient for families, it is a quiet location and it is a one story building. They hope to have 100 to 120 students with 10 full time staff members and 5 part-time staff members. Their hours of operations will be from 8:30 a.m. to 5:00 p.m. Mr. Thorp also stated they will have a dramatic reduction of the facilities usage, as everything will take place during the day with an occasional weekend event, such as an auction or trivia night; or an evening event, such as graduation.

Ms. Pruchnicki gave an overview of the location, which has classrooms, a sanctuary, cafeteria and multi-purpose room. She stated they will change the front parking area and reduce the overall parking by half. They will do renovations to the building and upgrades to the roof and windows, and an overall upgrade to improve the building. They also hope to add fencing around the exterior and add grass for a field.

The traffic study completed by CBB shows minimal impact to the area. There will be no outdoor activities other than recess and minimal lighting will be added with AED fixtures and lights.

Mr. Thorp stated a reception was held at Westwood Country Club with Frontenac and Westwood residents. A large majority of the neighbors support the project.

Mr. Bill Stude of Donoho Place stated he would like to speak on the variance request. Mr. Stude stated he is not in support of the variance request and stated it will have a negative impact on property values on Donoho Place. He said the City has zoning rules and said he is opposed to the subdivision of lots, as proposed. He said the zoning rules do not create a hardship for Mr. Manlin. He asked the city not to proceed with the request for variances and said the neighbors are opposed to it.

Aldersperson Griesedieck stated the petitioner could do a lot consolidation and not build on the back lots. Mr. Manlin stated he anticipated common ownership with the new owners of the new lots. He is proposing two 50 X 200 lots. He also stated Donoho only extended 35 to 40 feet the last 80 years. He said the redevelopment of Donoho could have occurred. He said ultimately control will fall to the City.

Mr. Morgan stated the proposal is for two 50 x 200 lots. He said any proposal to make the lots 50 x 100, would have to come back to the City through the subdivision regulations, and would have to come back for a variance. Mr. Morgan stated this is not scheduled for a vote tonight; it will be on the May agenda for approval.

Mr. Chris Tompras of Chapel Oaks asked could he build the houses in the middle of the lots.

Ms. Linda Metz of Donoho Place stated her parents built their home, her current residence, in 1976. At the time, her father had to pave the street as it was a dirt road. She stated there are large lots on Donoho. She stated she is against this proposal. She also stated other residents are against this proposal and sent emails. She said she would like to see future development on

Donoho prevented. She said she does not mind it on Garibaldi, but does not want it on Donoho, as there is one way in and one way out.

Mr. Stude stated he is not opposed to development, but he is opposed to the lot sizes of 50 feet. He also stated with the request for the variance, there is no unnecessary hardship.

Mr. Manlin stated the lots are 10,000 square feet and are the largest lots in West End Park. He stated he would like to create two lots and there will be no increase in density.

Aldersperson Warner asked that an aerial of the area is passed out before the next week.

Aldersperson Mahadevan asked Mr. Manlin why decide this way. Mr. Manlin stated he cannot build on Donoho because the street does not exist. He stated the cost of the development would be greater than the cost of the lots, which is not feasible.

Aldersperson Griesedieck asked if he could find out how many 100 x 100 lots are in West End Park. Mr. Manlin stated he guesses ten or less. Aldersperson Warner stated he opposes moving the houses back. Mr. Manlin stated he is not sure he could due to the sewer line running between Donoho and Garibaldi and the other utility easements.

Someone asked about building one house behind the other and creating a flag lot. Mr. O'Keefe and Mr. Morgan both stated flag lots are not permitted within the City of Frontenac.

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

**MOTION:** Aldersperson O'Brien motioned and Aldersperson Kemper seconded to adjourn the meeting. All Alderspersons voted "Aye". Motion passed.

Mayor Martin closed the public hearing at 7:37 p.m.