

# CITY OF FRONTENAC



**MINUTES OF THE CITY OF FRONTENAC**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, MAY 28, 2019, 7:00 PM**

A. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was called to order at 7:00 p.m. by Chairman Chris Kehr.

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

Chairman Chris Kehr	Doug Bock
Elizabeth Hartwig	Harry Reineke
Chris Hyams	Aldersperson Tom O'Brien

Also in attendance was City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; and City Attorney, Edward Sluys.

Also in attendance were Mayor Kate Hatfield, Alderspersons Jamie Griesedieck and Dan Kemper.

C. **APPROVAL OF AGENDA:**

Chairman Kehr asked for a motion to approve tonight's meeting agenda.

Motion to approve the agenda was made by Aldersperson O'Brien and seconded by Mr. Reineke, the motion passed unanimously.

D. **APPROVAL OF MINUTES:**

Chairman Kehr asked for a motion to approve the minutes of April 23, 2019, meeting.

Motion to approve the minutes of April 23, 2019, Planning & Zoning Commission meeting was made by Aldersperson O'Brien and seconded Mr. Bock, motion passed unanimously.

E. **PUBLIC FORUM (PRESENTATION OF REMARKS AND/OR PETITIONS)**

No public comments were made.

F. **CHAIRMAN'S COMMENTS:**

Chairman Kehr made no comments at this time.

G. **COMMENTS BY COMMISSION MEMBERS:**

No commission members made comments at this time.

H. **ZONING ADMINISTRATOR'S REPORT:**

Mr. Morgan was unable to attend the meeting due to a family emergency.

I. **UNFINISHED BUSINESS:**

J. **NEW BUSINESS:**

1. **Item 052819-01:** Request approval of the preliminary subdivision plat for 11130 South Forty Drive and 11155 Clayton Road. Zoned PDR

Mr. Christensen stated this plan has no substantial differences except for a difference in the storm sewers. There was a smaller area for drainage in the preliminary plat, but after input from the sewer district, the size was changed. He said this plan looks fine and he is okay and he recommends approval.

Mr. Kehr stated this is a change to the subdivision plat and is for re-division of the plat. Mr. Christensen stated this is the last time at the Planning & Zoning Commission and stated the preliminary plat will need Board of Aldermen approval and he stated the final plat will only require Board of Aldermen approval.

Aldersperson O'Brien stated he does not like the proposal because of the density, the triplexes and there is potential for similar developments in the city.

Mr. Stock gave more details on the townhomes and the individual lots of each. Aldersperson O'Brien asked will they still sell for \$500,000, Mr. Stock stated yes.

**MOTION:** Mr. Bock motioned and Mr. Hyams seconded to approve the request for a preliminary subdivision plat for 11130 South Forty Drive and 11155 Clayton Road. All Commissions voted "Aye" except Aldersperson O'Brien who voted "Nay". The motion passed by a vote of 5-1. **MOTION PASSED.**

2. **Item 052819-02:** Request approval of the redevelopment of 1396-1400 South Spoede Road to develop and construct an 80,000 square feet office building (St. Louis County Library Administrative Offices) and Genealogy Research Center. Zoned R-3.

Ms. Amy Luchun of Bates Form Architects and Mr. George Stock of George Stock and Associates were the presenters. Ms. Luchun stated she is with the design team and is the project architect. She stated they plan to build a genealogy and administration building for the St. Louis County Library.

Mr. Stock stated the area is 5.92 acres on the corner of Spoede and Clayton Roads. He discussed the typography of the area. He stated the lot drops off near Spoede and I-64 and that they will have to pull 27,000 yards of dirt out and use it to fill the area near I-64 with the 27,000 yards of dirt. Mr. Stock stated the site will have 240 parking spaces located to the north and east of the building. There will be a single point of entry that will be aligned with the South Outer Road. There was a traffic study completed by Lochmueller which recommended two traffic lights at the North and South Outer Roads. This study is in contradiction to the study completed by CBB for

the Miriam School, which stated no signals would be needed. Mr. Stock stated with the addition of the new facility the intersection will become a service level F. He said the city has decided to get a third consultant to review the two reports and come up with a report. Mr. Stock stated the area will have 37% green space. There will be bio retention added to the north, the east and onto Clayton Road. Their plan has been submitted to MSD for review. Mr. Stock discussed the site and stated a retaining wall will be installed near the west property line and I-64. He also stated the building sits below Spoede for some sections to the east. He stated a berm and a fence will be added where the bio retention basin will sit. He also stated a lighting plan has been submitted. Regarding parking, Mr. Stock stated the City classifies this as office use. He said they will have 170 employees who work Monday through Friday, and the city classifies offices as 1 spot for every 200 feet of space. He said they will have 170 employees, 20 guests and 20 at the genealogy center for a total of 210 spaces, and the total amount of spaces will be 240. The proposal is for a storage yard for nine vans, 17 trucks and six bookmobiles. He again stated the city's code of 5 parking spaces per 1,000 square feet, it errors on the high side, and he said the library is comfortable with their parking.

Ms. Luchun presented the aesthetics of the building. She stated they want to be a good neighbor. She said they will respect the building line on Clayton Road with a 45 foot setback on Spoede and a 66 foot setback near the McBride property. She said they are still in the design development stage with schematic drawings. It will be a two story, granite, brick and glass building with some wood accents. The building will house the public History & Genealogy Departments with a front main entrance, and their Administrative Offices with a second staff entrance. Colored elevations were shown and she said they are similar to the height of the McBride Homes Project. She also stated they will have high density book storage, which is not operable space.

Mr. Bock asked will there be any changes to the road. Mr. Stock started no. He stated the proposal is for new signals at the North and South Outer Roads, and they will have to coordinate the three signals and have all three programmed the same, and have them linked and tied together. Alderperson O'Brien asked about the lighting. Ms. Luchun stated there will be LED lights on 20 feet poles with shields. Alderperson O'Brien stated with the LifeTime Fitness proposal, shades will be installed on the windows, for lights which bleed out. Ms. Luchun stated this building will be 65 feet away from the homes and said the building will not be open at night. Alderperson O'Brien asked if there would be any night events. Ms. Luchun stated they may have some small events, several times a year up to 40 people at the History and Genealogy Departments. Alderperson O'Brien asked for the length of the bookmobiles. Ms. Luchun stated 56 feet by 16 feet (five) and one is 16 feet by 45 feet. Alderperson O'Brien asked how the bookmobiles will get out. A library rep stated they will get out, turn right and hit the highway. They will not travel on Clayton Road. Alderperson O'Brien stated this is an office and administrative building and they are off by 200 parking spots. Ms. Luchun stated they will have 170 people who will work on site and will come on four different shifts.

Ms. Kristen Sorth, Director of St. Louis County Library stated their employees will have five work shifts, 6:30 a.m., 7:00 a.m., 7:30 a.m., 8:00 a.m. and 8:30 a.m. She stated all employees end by 5:00 p.m. and most end by 4:30 p.m. She stated the History and Genealogy Center has 20 employees and half work the 9:00 a.m. to 5:00 p.m. shift and half work the 12:45 p.m. to 9:00

p.m. shift. She stated they will re-evaluate the History and Genealogy Center and she believes they may change the hours and close at 7:00 p.m.

Alderson O'Brien asked if before purchasing the property if they did an appraisal on the property, Ms. Sorth stated no. Alderson O'Brien stated they paid over one million dollar per acre.

Ms. Sorth stated once this building is complete, they will tear down the Lindbergh Branch, which will still be their main county branch. At that location they will have a free standing branch and a larger event space. Alderson O'Brien asked will this site be used for overflow parking, Ms. Sorth stated no. Chairman Kehr asked will truck and bookmobiles be taken off site for repairs. Ms. Sorth stated yes. Chairman Kehr asked if they don't have enough parking, what they will do. Ms. Sorth stated she cannot think of a scenario where they will not have enough parking. She stated any event they will have will take place at the headquarters location. Ms. Hartwig asked how tall the building is and she asked how tall the McBride Development is. Ms. Luchun stated the building will be 29 feet tall with a 9 feet screen. Alderson O'Brien stated the McBride buildings are 35 feet tall. Alderson O'Brien stated Clayton has a 100 foot setback and he asked how fast does the second floor come up. Ms. Luchun stated 20-25 feet.

Mr. Christensen stated because Mr. Morgan is out on a family emergency and he said he would like to delay this, and continue it to the next meeting in June. He said there are obvious questions for the staff, he would like Mr. Morgan to do a full staff review; he also stated he would like to hire a traffic engineer to review the I-64 and Spodee intersections, and hear from MoDOT. He said the delay is also due to public questions and uncertainty. He said the city code calls for 407 parking spaces. He said there are also questions regarding landscaping and the screening of the bookmobiles. He said given the public's interest, he would request a public hearing be held. Mr. Christensen sad there is no proposed zoning and no rezoning request. Mr. Sluys said this is under a different statute and case of review. Mr. Christensen stated there are standards which apply. The can look at the location, extent and character as well as office use, as well as the surrounding zoning districts. He said he would like a review from Mr. Morgan. Mr. Sluys said safety will come into play, however the Library Board could overrule with a 2/3 majority. Ms. Luchun was asked about building signage. Ms. Luchun stated there may be a small sign at their entrance on the island, but no signs on the building.

#### Comments by citizens

Mr. George Purviance of Fallbrook stated he was a 33 year resident of the city and a former Planning & Zoning Commission member. He said he likes the look of the building however it does not fit in with the character of Frontenac and the French provincial look. He asked the library to appreciate this as a residential community. Mr. Purviance said they think they can do whatever they want, as they are a powerful entity. He suggested they look at a more commercial intersection at Clayton and Ballas Roads. He also suggested the building not be two stories. He suggested other locations in the County. He asked why this location. He asked what other building sites were considered. He asked how long will they be here? Whatever sites were considered? What type of events will they hold here? He is not a fan of the stop lights and said they are misguided. He finished by saying they need to do this building in some place that is more appropriate.

Mr. Erman of Huntleigh Downs stated the parking ratio is off, and that parking is an issue. He said the normal parking ratio is 4-5 per 1000 square feet and said 3 is an issue. He said the left turn onto Spoede into the site is an issue. He asked when the other building is torn down, will events take place here in the interim. He said they admitted hours to 9:00 p.m. for some functions. He said they will have three stop signs within 50 yards, this is significant. He asked with the landscaping, are they planning to take down the power and data lines? He said their budget is no consideration. He asked how much of the building will be office, how much distribution, with racks, forklifts, and pallets? He asked how tall the equipment will be.

Ms. Barbara Sterkel Reib of Portland Drive stated she appreciates the passion of Mr. Purviance. She asked how much will they spend on the building; it should be in a French motif like Frontenac. She stated the traffic is a huge problem and with additional lights, it is currently a C level and with the edition it will become an F level. She said the traffic survey took place in March, what about December with the traffic for Plaza Frontenac. She asked how the emergency access will be for residents north of I-64 in heavy traffic. She said the idea that the library has so much money to spend and an excessive amount for a building. She asked are there any other administrative buildings on Spoede Road. She said she is against the stewardship or lack of stewardship of tax dollars. She said it is irresponsible that the library monies are being used in an inappropriate way. She said this is a selfish act for the higher ups. She said the Library Board can overrule the City with the same Board who purchased the property. She supports making the rest of St. Louis County aware of the misuse of funds.

Mr. Tim Sant of Steeplechase Lane stated the City is in a difficult state and facing a worst case scenario. A resident property tax failed and sales tax is stagnant. He said this building is inappropriate and does not fit in. He said they will have big trucks and bookmobiles. He said traffic is a significant concern, as well as aggress and egress. He said there is a light at North Spoede Road, with two additional lights and the stop sign at Lynnbrook and Frontenac Estates, traffic will be backed up. He asked when will there be a signal with a flash, will the yield work. He asked about the utilities and power lines on site. He said there are concerns, and said they should, just say no. He said we should escalate and bring the issue public. He said as a tax payer, who approved the tax, we should see what the impact is. He said we need to look at the traffic studies and look at Christmas time traffic counts.

Ms. Emily Anerson of Clayton Road stated she is furious said she is concerned about the traffic, as she has to get her child to school. She said her trying to turn left off of her street onto Clayton Road is dangerous. She said someone will be hurt and this intersection is terrible already. She said she has concerns how the library has spent the money, but her concerns are mainly the traffic. Alderperson O'Brien said there are also concerns of the size of the building and the architecture. Someone asked about the construction. Ms. Luchun said it is tilt up construction in the back, but the front is all handmade brick.

Mr. Hyams said we are basically entertaining thoughts, as there is nothing we can do as a commission. Mr. Sluys said they need to make a recommendation, then that recommendation goes back to the library board. Mr. Hyams said we can pull on the heart strings, but we cannot force them to do anything. Mr. Sluys said if there is a negative recommendation, it goes back to the library board and they can overrule it with a 2/3 vote. Alderperson O'Brien stated we can hold them to the ordinance on safety. Mr. Christensen stated we are exploring what we have

control over. He said he will talk to the Board of Alderpersons to see what concerns there are on safety and traffic. He said the city is actively exploring options. Mr. Reineke stated the Planning & Zoning Commission must act within 60 days, and if no decision is made, it is considered an approval. Someone asked is the next Planning & Zoning Commission meeting, June 25, 2019 within the 60 days. Mr. Christensen stated yes. Ms. Hartwig stated it is good for neighbors to share what they are feeling.

Mr. Reib of Portland Drive stated he is frustrated. He said he has read the Lochmueller Traffic Study. He asked is the new building 65,000 square foot of office space and 15,000 square feet of warehouse or storage space. He asked what the size is of the current building. He said they bought a pricey piece of property and they will build on it.

Mr. Bock asked why this site. Ms. South stated they have looked for years for a perfect site. They were considering separate sites for the History and Genealogy Building. They wanted a location close to the highway and close to the headquarters building. She said they looked at leasing and buying multiple properties and she said they bid on the McBride site. She said they hired a real estate broker to approach the homeowners. They wanted a location nearby as the center of the county is Lindbergh & Clayton. She stated they have library branches from Moline to Fenton, to Chesterfield, to Oakville, to Eureka. She said this is the best access. Alderperson O'Brien stated this is not beneficial to the City of Frontenac. She said the county libraries are all over the county and they have never had a bad relationship with any of the cities. She said they did not make this purchase lightly as they have looked at over 20 different locations since 2014. She said she will try to answer all the questions. She said this will be a major benefit to the City of Frontenac.

Alderperson O'Brien asked who appoints your board. Ms. Sorth stated the county executive. Alderperson O'Brien asked did Stenger appoint your Board. Ms. Sorth stated he appointed one member, Mile Mulligan a retired pipefitter.

Mr. Kehr asked did you look into the history of the property. He said this property has torn the city apart. He asked what is appropriate use, and the city determined that it should be residential or some form of residential. He said none knew what was going on and said we really didn't have a clue. Alderperson O'Brien said on a 5.9 acre property, they could build 17 additional villas.

Mr. Purviance asked how Frontenac will benefit from this. How many Frontenac residents will benefit from this? He said there is no tax benefit with this proposal on this property. He said during traffic hours the streets are jammed pack.

Ms. Reib asked does the City of Frontenac have influence to change the library board members.

Chairman Kehr asked for a motion to continue this discussion and review to June 25, 2019.

**MOTION:** Mr. Bock motioned and Mr. Hyams0 voted to continue this to the June 25, 2019 meeting. All commissioners presented for "Aye". The motion was unanimous and passed by a vote of 6-0. **MOTION PASSED.**

K. **ANNOUNCEMENT OF NEXT MEETING:** The next meeting will take place on Tuesday, June 25, 2019.

L. **ADJOURNMENT:**

**MOTION:** A motion was made by Mr. Hyams, seconded by Alderperson O'Brien, to adjourn the meeting. All Commission members voted "Aye". The motion passed unanimously, 6-0.

The meeting adjourned at 8:26 p.m.