



**MINUTES OF THE
CITY OF FRONTENAC
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 25, 2019
PUBLIC HEARING**

The June 25, 2019, public hearing of the Planning & Zoning Commission of the City of Frontenac was called to order at 7:05 p.m.

A. The members present were:

Chairman Chris Kehr	Doug Bock
Elizabeth Hartwig	Chris Hyams
Alan Kahn	Harry Reineke
Alderman Tom O'Brien	

Also in attendance was Building Commissioner & Zoning Administrator, John Morgan; City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; and City Attorney, Edward Sluys.

Also in attendance were Mayor Kate Hatfield, Alderpersons Jamie Griesedieck, Dan Kemper, Nalini Mahadevan and Dan Millman.

Chairman Kehr opened up the public hearing.

1. Presentation of the final site development plan for the redevelopment of 11130 South Forty Drive and 11155 Clayton Road. (Zoned PDR)

Ms. Christine Sorth, the Director of the St. Louis County Library District stated they have worked on the parking lot, and they brought boards and have set them up around the room. Ms. Sorth stated she has also brought her project engineers and architects along. Ms. Sorth stated she would like to address the staff comments. She said the history and genealogy is an important part of the project, due to the numerous collections they have. She said they have been neighbors to Frontenac for over 60 years. She said the parking will allow for 60 open parking spaces for visitors and that they estimate 180 employees at the site. Regarding the 8 ½ feet wide x 18 feet long, most employees will come in the morning and leave at night and most do not go out for lunch, if so, they normally walk to Plaza Frontenac. Regarding the bookmobiles, four bookmobiles will leave out four days a week in the morning and return in the afternoon. She stated the delivery vans go out and come back.

Ms. Amy Lucien of the Design Team referenced the boards that were out. She stated there is buffering and landscape near the residential neighborhood. There are rain gardens, water

retention areas and storm water detention on the site. She stated 16 feet off the east property lane is green space. She stated from the north, they are staying back 100 feet and will align themselves with the McBride Home development to the east, and will be 45 feet off Spoeede Road. The four mobile bookmobiles will be parked against the building and will be fenced off and not visible. Ms. Lucien presented the site sections on the site with the rain gardens, retaining walls, and walking path. She stated the building is 28 feet tall and the front section of the building will be 14 feet 9 inches tall, and then go up to two stories tall. The generator and transfer for the building will be surrounded by plantings and the generator will be natural gas. There was also discussion of an Ameren Missouri easement on the property.

Mr. Bock asked about the four foot rain garden and open drainage area between the library property and the McBride Homes property. Mr. Stock stated they followed MSD guidelines and the area between the library and McBride will be a four feet deep area, which will drain water and run it further north on the property to the rear, for it to drain in the I-64 storm drains. The area will be piped and will only hold up to one foot of water before it is drained off. Mr. Stock stated they are advocating for a traffic signal at the South Outer Drive and the library property.

Aldersperson O'Brien asked what the overall height of the building was. Ms. Lucien stated 28 feet tall. She said there will be air conditioning units on the roof and that will add 8 to 9 feet on the roof. She did say the air conditioning units will be placed in the center of the building and will be screened.

Ms. Sorth stated the library is paying for and supports the use of a traffic signal. Mr. Kahn stated regarding the location, please factor in what the city feels and the conversation on making this decision. Ms. Sorth stated the responsibility falls on the library district and prior to purchasing this site; they looked at 22 sites for either purchasing property or leasing property. Ms. Sorth stated Mr. Christensen knew the property was being bought from David Bray and she stated Aldersperson O'Brien was aware and she stated Mayor Martin was aware. She referenced a letter dated January 18, 2019.

Aldersperson O'Brien stated Mayor Hatfield has requested a meeting with Ms. Sorth several times since April, and asked if that meeting has happened. Ms. Sorth stated 60 emails were sent to Mr. Christensen since April, and she stated this does not include phone calls from the library team.

Mr. Bock asked why there no contingency in the contracts to purchase the property, based on the City of Frontenac's approval. Ms. Sorth stated they had a bid on the Ladue Early Childhood Center, and their bid was the best decision for St. Louis County and tax payer's money.

Ms. Hartwig asked was an appraisal conducted for the properties. Ms. Sorth stated no.

Mr. Kahn stated with 60 visitor parking spots for the History and Genealogy Center, she stated there will be 20 people there per day. Mrs. Sorth said the other spaces will be for visitors to the headquarters to meet with staff and administration. Someone asked Ms. Sorth about staggering the start times for employees. Ms. Sorth stated all employees' work 40 hour work weeks and they will begin starting times at 7:00, 7:30, etc and stagger them, which will also stagger leave times. She stated the History and Genealogy Center's current hours are from 9:00 a.m. to 9:00 p.m., however she believes the hours may change to 9:00 a.m. to 7:00 p.m.

Chairman Kehr asked if there would be public meetings and gathers at this location. Ms. Sorth stated the new headquarters branch on Lindbergh will be a full scale branch with event space. She stated there will be a meeting room at the new administration building but it will be for the staff members. She said no staff members work on weekends.

Chairman Kehr opened the meeting up for comments from the audience.

Mayor Hatfield stated that tonight is the first time she is meeting Kristen Sorth. There have not been any prior meetings. As, mayor she has reached out to Ms. Sorth via phone multiple times since April, to meet and she also requested a meeting with the new alderman for the Ward , and there was no response. After multiple requests, Jaysen was able to set up a meeting , which was cancelled and rescheduled and finally happened in June. She stated residents even called the library to attempt to secure azaleas and hydrangeas on the Spoede Road properties and there was no response to their phone calls or emails either.

Ms. Kate Hatfield of Portland Drive read a statement, which is attached.

Ms. Carole Watkins of Stonington Place read a statement, which is attached.

Ms. Ross stated statements were submitted by the following people and will be attached to the meeting minutes:

Barbara Kodner of Portland Drive
The Subdivision Trustees of Indian Creek Lane
Dr. Douglas Adkins
Barbara and Joe Kelley
Karen Kane of High Meadow Road
George and Melissa Kriegshauser of Highfield Lane
Karen Kane of High Meadow Road
Emily Arneson of Clayton Road

Ms. Connie Burkhardt of Huntleigh Downs read a statement, which is attached.

Mr. Phil Kaplan of Frontenac Woods stated the library cannot do what they like without the approval of Frontenac. He stated their primacy is to build a library not an administration building or genealogy center.

Mr. Steve Dallman of Lynnbrook sated he is concerned about traffic on Spoede at the Lynnbrook and Frontenac Estate Subdivision entrances,

Mr. Edward Hamilton of Carole Lane does not like the location they have selected for this building and is concerned with the impact and tranquility to the Clayton and Spoede intersection in Frontenac.

Ms. Susan Cooper of Conwyck Lane stated she is confused regarding the conversation with former Alderman Bray and Mr. Christensen. She stated the library used a third party.

Mr. Schamburg of Spoede Road stated he is concerned with Frontenac Estates and the traffic issues; and the lights which will be suggested for vehicles exiting the highway at the North and South Outer Roads.

Mr. Christensen, City Administrator for Frontenac stated prior to Mr. Bray closing, Mr. Bray invited him to a meeting before they closed on his property. He said he was informed of the library development, and was told the library would be good neighbors.

Mr. Naveed Razzaque of Clayton Terrace stated he is concerned with the traffic on Spoede Road. He said it currently takes 5-6 minutes to exit the highway and feels that time will grow to 10 minutes with this development.

Ms. Kelly Harris of Frontenac Woods Lane read a statement, which is attached.

Ms. Sue Kelter of Cordell Drive Creve Coeur stated she is concerned of the lack of transparency that funded the library project. She said an administrative building in Frontenac is not a good use of tax payer money.

Ms. Dina Rinder of Frontenac Woods Lane stated she is concerned with the current traffic on Clayton Road, as she is sometimes unable to make a left or right turn out of her subdivision. She stated this is no longer a beautiful quiet neighborhood. She said she is opposed to the administrative building, and there should be a look at traffic.

Mr. David Wright of North Geyer Road stated the intersection of Clayton and Spoede Roads is an inappropriate area for an 80,000 square foot office building. He said it is the fleecing of public trust. He also stated because of this development he did not go forward with a purchase of one of the villas at the Arbors of Frontenac.

Mr. Chris Tompras of Chapel Oaks stated the traffic study which was conducted should have been conducted when Villa Duchesne was in session, as the numbers would have been more accurate.

Mr. Hammersmith of Oak Valley Drive asked about the traffic studies and stated he would like a copy to review. Mr. Kehr and Mr. Bock responded and Mr. Hammersmith was told, the traffic studies are public documents and he could request a copy of them.

Dr. Barbara Reeb of Portland Drive stated she is concerned of the life safety issues and access to the residents who live north of I-64 during peak driving hours.

Mr. David Sommerlath of Conway Road stated he appreciates Mayor Hatfield's comments. He said Frontenac is helpful and he feels the library has the power of eminent domain. Mr. Sluys and Chairman Kehr responded to the process of the library coming before the Planning & Zoning Commission, who will vote on this proposal. This proposal does not go before the Board of Aldermen and any vote the Planning & Zoning Commission makes, can be overruled with a 2/3 vote by the library board. Mr. Sommerlath stated Frontenac needs to say no.

Ms. Carol Watkins stated this is not a library being built but an administration building. She stated she also has concerns about first responders getting to the residents, and she asked

what happens if they are stuck in traffic. She said this is a safety issue and a reason to stop this development.

Ms. Margot Martin of Lylewood asked about the traffic report and asked will they hear it. Mr. Kehr stated the traffic studies and the report from the City's Traffic expert were reviewed during the work session at 6:00 p.m. He explained the consultant hired by the city to review the two studies, agreed that one traffic signal at the exit to the South Outer Road into the proposed new development may help with traffic at that intersection. He said with that signalization, that intersection may go from a level F to a level C. He also said he anticipates that MoDOT will support a signal at the South Outer Road exit. Ms. Martin also asked about the staggered times of the 180 employees in the report and if this will work.

Mr. Razzaque of Clayton Terrace stated no residents favor this and everyone is opposed to this development.

Ms. Karen Ridgeway of Carberry Place stated this is too much use of the ground. She said she is thrilled about the history and genealogy center but does not like the administration building and bookmobiles. She said the library board is appointed by the county board and she said she thinks changes should be made.

Chairman Kehr asked for a motion to adjourn the public hearing.

MOTION: Mr. Hyams motioned, and Mr. Reineke seconded to adjourn the meeting. All Commission members voted "Aye". Motion passed.

Chairman Kehr closed the public hearing at 8:40 p.m.