



**MINUTES OF THE
CITY OF FRONTENAC
BOARD OF ALDERMEN
JUNE 16, 2020
PUBLIC HEARING
VIA VIDEO CONFERENCE**

The June 16, 2020, public hearing of the Board of Aldermen of the City of Frontenac was called to order at 6:05 p.m., by Mayor Kate Hatfield. The Board of Aldermen members present were Alderperson Dan Millman, Alderperson Nalini Mahadevan, Alderperson Dan Kemper, Alderperson Jamie Griesedieck, and Alderperson Tom O'Brien (all participated via video conference). Alderperson Brian Warner was absent.

Also, in attendance was City Administrator, Jaysen Christensen (video); City Clerk, Leesa Ross (video); City Attorney, Edward Sluys (video); Police Chief, Mark Guttman (video); Fire Chief, Marc Ulses (video); Building Commissioner and Zoning Administrator, John Morgan (video); Public Works Director, Jeff Wappelhorst (phone) and Finance Officer, Lea Ann Bennett (phone).

A. Call to Order

Mayor Hatfield called the public hearing to order.

B. Agenda Item

Request approval of a conditional use permit to construct a building to house a concession stand, bathroom, storage, and an adjacent patio at 801 South Spoede Road, Villa Duchesne/Oak Hill School (Zoned R-1).

C. Presentation

Mr. Edward Griesedieck, attorney, was representing Villa Duchesne/Oak Hill School. He said he was there along with Mr. Michael Bader and Mr. Dominic Key. Mr. Ed Griesedieck is the attorney, representing Villa Duchesne. Mr. Griesedieck asked the board to approve the proposed pavilion. He also said there was a unanimous recommendation from the Planning & Zoning Commission at their May 26, 2020 meeting. Mr. Griesedieck gave background information on Villa Duchesne and Oak Hill School. He stated ten years ago they updated the lacrosse and field hockey field with turf. He said they would like to add this building immediately adjacent to the field which is north of the site. The buildings architectural will be consistent with the main school and will house, a lady's restroom, a family restroom, team meeting rooms, locker rooms and a small concession space. The property is 63.01 acres, zoned R-1, located at 801 S. Spoede Road. The request is for a conditional use permit to allow for an architectural rest area and pavilion. The location of the new pavilion will

be on an unused parking lot of 13 spaces. Mr. Griesedieck went over the site plan. The plan consists of two restrooms, two meeting rooms, changing rooms, a storage area and a concession stand. Construction is to match the main building, stone stucco and framing, the flooring will be stamped concrete and brick pavers, and an open-air concept except for restrooms, storage areas and meeting rooms. The use will be the same use as it is now. The building will be open to the north and south. Same use, same day time hours. The building will be 1800 square feet, with a fire pit, and the total space will be approximately 2400 square feet. The building will be at grade, and it will be ADA compliant. There will only be safety lighting along the perimeter with four lights along the terrace, and all will be shielded.

D. Public Forum

Ms. Kathy Kerlick of 6 Jaccard Lane submitted written comments which were read. Ms. Kerlick stated her main concern was the noise and type of gatherings that would occur on the field. She mentioned two weddings, which have taken place the last couple of years, and they had bands with music until 12:00 a.m.

There was additional discussion with Ms. Kerlick and the Board of Alderperson and Mr. Edward Griesedieck. Ms. Kerlick asked that additional plantings are added along her fence line and next to the Villa Duchense field. She asked during review of this proposal by the ARB, that they look at possible additional plantings.

Mr. Griesedieck stated the pavilion has a small number of games over a 6 to 7 weeks period for both field hockey and lacrosse. He said the Planning & Zoning Commission did propose provisions; the facility is only used for school use, with no amplified sound; and it is not to be used after 9:00 p.m.

Mr. Christensen read a letter submitted by Tom & Laura George of Portland Drive, who are in support of the Villa Duchesne pavilion proposal.

Mr. Griesedieck stated they hope to begin the process as soon as possible and are scheduled to go to the Architectural Review Board on Thursday. He said the construction will take approximately 12 weeks.

E. Discussion

Mayor Hatfield asked were there any additional discussions. There were none.

F. Adjournment

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

MOTION: Alderperson O'Brien made a motion and Alderperson Kemper seconded to adjourn the meeting. All Alderpersons voted "Aye". Motion passed.

Mayor Hatfield closed the public hearing at 6:50 p.m.