



**MINUTES OF THE
CITY OF FRONTENAC
BOARD OF ALDERPERSONS
TUESDAY, JUNE 20, 2017
PUBLIC HEARING**

The June 20, 2017, 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, Bob Shelton; City Clerk, Leesa Ross; City Attorneys Lee Curtis and Edward Sluys; Fire Chief, Jack Trout; Police Chief Tom Becker; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan; and Finance Officer, Lea Ann Layden.

1. AGENDA ITEM:

To amend the conditional use permit related to the Medical Building at 10435 Clayton Road to allow an increase in square footage, an amendment to the conditional use permit for the retail building at 10435 Clayton Road to allow for medical use in the retail building and to amend the overall parking for further reduction.

Mr. George Stock of Stock & Associates and Mr. Michael Cozad of Cozad Commercial Realtors were the representatives present.

Mr. Stock stated the property located at 10435 Clayton Road sits on 4.29 acres of land and currently houses an existing medical building in the rear and a retail space on the front of the property. He said they are requesting variances for additional space for construction in the rear medical building, to lease out a 1,765 square foot space in the retail building as medical and to request a further parking reduction from 235 to 231. He said the rear medical building was the former Junior League of St. Louis, and they were granted a conditional use permit for medical use in 2005, Frontenac Ordinance 2005-1469A. The parking variance was granted from 327 spaces to 235 spaces.

Specifically the variances requested are for an expansion of the medical building for an additional 3,180 square feet (it will be a two story addition in the northwest corner of the building); to allow medical usage of 1,765 square feet in the retail office building and to allow a further parking reduction from 235 spaces to 231 parking spaces. The tenant proposed for the retail space will be Advanced Heart Care Group. Mr. Stock stated they would do cardiac consultations, EKG'S, stress tests, and blood tests. They expect between two and four doctors, and two to four patients at a time, with the need for 4 – 8 parking spaces. Mr. Stock stated this use will be part of the PILOT.

The second request is for the north building a two story addition to the northwest corner of the medical building for medical use on the first floor. The second floor may become additional office space. They will have to remove four parking spaces and part of the loading area. Post construction drawings were shown.

Mr. Stock stated a parking study was completed by CBB, which shows the current parking is at an 83% capacity and with the additional medical uses in the first two buildings, they will still have available parking space. He said they currently have 235 spaces and the existing demand or an added demand is 34 or 22. He said they will have excess parking according to CBB's observations. Mr. Stock said the southern lot met levels and said the northern lot is for excess parking.

Mr. Stock read the conditions of the bill and said they would comply with each. Mr. Cozad stated regarding #6, parking signs were installed in March 2017.

Aldersperson Mahadevan stated there is an outstanding PILOT debt of \$26,147. Ms. Layden stated it is supposed to be paid by the end of the month. She said she has been working with Louie Tocco to get this resolved and again stated they are supposed to be caught up by the end of June. Mr. Cozad stated the previous management company had an issue with the PILOT and they are trying to get it resolved. Aldersperson Mahadevan asked if the city was allowed to receive interest on the late PILOT payment, Ms. Layden stated, no. Aldersperson Kemper stated the city should be receiving fines and penalties.

Aldersperson Bray asked if the bank paid the PILOT. Mr. Cozad said yes. Aldersperson Bray asked about the letter of credit on the Frontenac Grove property. He asked if a deed restriction was placed on the property. Mr. Shelton stated yes. Aldersperson Bray asked if a new deed restriction needed to be filed. Mr. Shelton stated, he did not believe so, but said he would look into it. There was discussion between Mr. Cozad and the Board of Alderspersons regarding the way the PILOT is calculated, and the amount paid to the city. Aldersperson Mahadevan stated Frontenac has nothing to do with data collection and how it is paid. Aldersperson Bray stated the PILOT is a sensitive issue, and stated it has been discussed by the Ways & Means Committee the last year.

Mayor Martin asked if there were any comments from members of the audience.

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

MOTION: Aldersperson O'Brien motioned and Aldersperson Bray seconded the public hearing be adjourned. All Aldermen present voted "Aye." The vote was unanimous. **MOTION PASSED.**

2. ADJOURNMENT: Public Hearing adjourned at 7:23 p.m.