

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY FEBRUARY 25, 2015, 4:00 P.M.

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 4:06 P.M. The following members were present:

Chairman Peter Fischer
Vice-Chair McPherson Moore
Commissioner Thomas Kahn
Commissioner Timothy Crowley
Commissioner John Lochhead
Commissioner Margaret Holtman
Commissioner James Howe

Also present were Mayor Nancy Spewak, Mr. Michael Wooldridge, Assistant to the Mayor/City Clerk, Ms. Vicki Gant, Building Clerk, and Mr. Michael Gartenberg, Building Official.

APPROVAL OF MINUTES

Chairman Fischer asked if there were any changes to the minutes of the December 17, 2014. Commissioner Crowley moved to approve the minutes; Commissioner Holtman seconded the motion and it passed unanimously.

PUBLIC FORUM

No one was present to address the Commission.

Chairman Fischer introduced item ZPC 15-02, Request for an amendment to Zoning Ordinance 1175, Section A (4), (b), regarding side yard coverage requirements for properties in the E-1 district

Mr. Gartenberg introduced the proposed amendment to the Commission. He reviewed the current regulations regarding the side yard coverage in the E-1 district. Mr. Gartenberg explained that one side yard is limited to a 25% maximum coverage and the other side yard has an unlimited side yard coverage requirement. A recently built home at 15 Midpark used these requirements to create a 16' wide driveway in the side yard. Mr. Gartenberg presented a site plan for 15 Midpark which illustrated the issue. According to Mr. Gartenberg the house has been built under a city permit and has received a complaint from a neighbor for storm water run off and for not being pleasing to the eye due to the width of the driveway.

The Commission discussed several options including making no changes, limiting the driveway width to 10' regardless of the side yard width, or some limitation as proposed.

Chairman Fischer introduced item ZPC 15-01, Request for a review of the City's sign code in the Code of Ordinances Section 130 and Zoning Ordinance 1175, Section X.

Mr. Fischer discussed the complexities of the city's sign ordinances, and the difficulties in interpretation and application of the codes. Mr. Fischer stated he has discussed the issue with an expert in zoning and signage, Mr. Dan Mandelker, who recommended reviewing sign codes from San Diego and Minneapolis.

Discussion ensued about the legal issues, the aesthetics of signage in the community, and the vision for the City. Mr. Fischer agreed to contact Mr. Mandelker to ask him to appear before the Commission and provide a perspective on sign regulations.

Vice-Chair Moore moved to adjourn the meeting. Commissioner Kahn seconded the motion and the motion unanimously passed. The meeting was adjourned at 4:53 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'M. Peter Fischer', written in a cursive style.

M. Peter Fischer, Chairman