

Meeting Minutes
Department of Public Works
Storm Water Committee Meeting
July 19, 2016

The meeting was called to order at 8:30 am.

The following members were present

Robert Watt, William Brennan, Lloyd Palans, Tom Bowers, Mary Ann Rober, Jennifer Avery, Anne Lamitola, staff liaison

Also present

Mayor Nancy Spewak
Josiah Holst & Samantha Smith, HR Green
Scot Bollinger, Public Works Superintendent
Andrea Sukanek, City planning consultant

Members of the public present

Scott Solsvig, Willow Hill subdivision

Adoption of the Agenda

Chairman Watt made a motion to approve and adopt the agenda; Lloyd Palans seconded the motion. All present were in favor.

Public Forum

Chairman Watt recognized Scott Solsvig from the public.

General Discussion

The Stormwater Committee members were given material to review regarding Neighborhood Improvement Districts (NID's) which will be discussed in further detail at the next committee meeting where Sam Zes, Finance Director, will be present.

Mr. Palans raised the question as to what role the Stormwater Committee should have with funding decisions. Mayor Spewak proposed that the committee should make specific recommendations to the City Council who would likely then refer the recommendations to the Finance Committee for further study. Councilman Brennan also emphasized the importance of the Storm Water Committee making recommendations to the Council, who relies heavily on the work of the various committees.

Ms. Rober asked if the City Council would be given all of the individual project information and asked how they will decide what is funded. Ms. Lamitola referred to the draft ordinance which states that after the Master Plan is created, that the Storm Water Committee will review those finding and make recommendations to City Council. Mr. Watt added that the future Storm Water committee should be comprised of five members instead of the proposed six to avoid having a split decision scenario. Ms.

Lamitola stated that the Master Plan could take six to eight months to develop with H.R. Green once the ordinance is approved. Mayor Spewak proposed that the newly formed five-person committee should be in place by the end of the Master Planning Phase.

City of Ladue storm water ordinance draft revision discussion

Mr. Watt opened the floor for discussion regarding revisions to the Stormwater Ordinance draft.

Under “Minimum Design / Construction Standards”, Mr. Palans recommended that for clarification, the word “material” be added to “negative impacts to any downstream property”.

Ms. Lamitola recommended removing the specifics of what will be studied in the Master Plan such as “17 neighborhoods” and “30 stream segments” and simply refer to the Storm Water Needs Assessment in an effort to keep the program more flexible.

Mr. Watt recommended making the small grant program information an exhibit to the ordinance.

Mr. Watt made the motion to vote on the proposed changes to the ordinance and they were approved unanimously. Mr. Watt then recommended that the ordinance be reviewed by the City’s attorney and submitted to the City Council for adoption as soon as possible. Mr. Watt thanked everyone for all of the work that was put into the new ordinance.

Development Standards Sub Committee Update

Ms. Sukanek presented the recommendations of the sub-committee which included four main areas:

- 1.) Making restrictions on the amount of impervious area on each lot, by establishing minimum open/green space percentages. The green space requirements would range from 80% minimum green space in Zoning District A to 40% in zone E. The 30% maximum coverage limit in the setbacks for front yards and 25% on side yards (except for E-1 District where one side yard can have no restrictions) for all Zones would continue to be imposed.
- 2.) Revise the Land Disturbance Activities section of the Code of Ordinances in Chapter 110 and the Streets and Sidewalks section (Chapter 90) requiring that at no time may mud or other eroded material run onto the streets, sidewalks, or adjacent property. This would allow the City to require erosion control BMPs for smaller land disturbance activities, as needed.
- 3.) Anyone applying for a building permit should be given a document stating that all new construction projects in Ladue should not have a negative material impact on downstream properties. In addition, all applicants will be given information regarding BMPs that may mitigate Stormwater runoff from residential construction (rain gardens, pervious pavers, retention, etc.). The information distributed to residents and contractors

may also include suggestions regarding drainage for driveways and sump pumps. The Sub-Committee determined that an education campaign would be a good way to start encouraging more Stormwater runoff responsibility for private property owners.

4.) Adding a provision to Chapter 94 of the Code of Ordinances, Subdivision Regulations, requiring that retention/detention be developed for any subdivision that creates 3 or more lots.

Mayor Spewak commented that there needs to be more clarification as to what constitutes pervious and impervious surfaces. She also proposed evaluation of a few of the City's current construction projects for the various zoning districts, with the proposed changes from the Sub-Committee, to see how they fare. Mr. Watt requested that Andrea Sukanek review the last few new residential construction permits by various Zoning District to determine if the new guidelines would be overly restrictive. Mr. Watt asked if the level of restrictions being proposed is commensurate with other cities storm water programs. Ms. Lamitola replied that establishing minimum open space requirements or maximum impervious coverages is standard with numerous municipalities.

With regard to post construction BMPs, Ms. Rober pointed out the importance of the City not being too dictatorial with regulations and also with promoting education and recommendations. Ms. Lamitola replied that all new houses have to go through the MSD approval process which requires Stormwater calculations. Post-construction BMP's are required for any project disturbing one acre or more per MSD. The City does not issue building permits on single family homes without MSD approval. Mayor Spewak commented that hopefully the recommended changes to the storm water regulations would have a positive impact on properties of less than an acre as well.

Mr. Watt raised the question as to how diligent MSD has been with following up and enforcing Stormwater regulations. Ms. Lamitola replied that they have been staying on top of things up to this point and have even required changes throughout the construction process on certain properties that disturb more than one acre through plan amendments.

Mayor Spewak mentioned making a list of properties that have a maintenance agreement for detention with MSD so that the City can monitor those projects.

Mr. Palans asked if fences should be included in Stormwater restrictions. Ms. Lamitola replied that fences have not counted toward yard coverages, however retaining walls are typically included due to their footprint.

Ms. Rober mentioned the possibility of requiring smaller Zoned areas such as E-1 to pipe all Stormwater runoff directly into the storm sewer. Mr. Watt asked what MSD's position is. Ms. Lamitola replied that MSD does not endorse that practice because it increases the volume and flow rates substantially by bypassing all methods of retention, but that they do allow it in certain circumstances. Mayor Spewak said that it should be investigated and the City should establish the policy for the E-1 Zoning District, who has had a long ongoing history of voicing Stormwater complaints.

Closing Remarks

The next Storm Water Committee meeting is scheduled for Thursday August 11, 2016 at 8:30 a.m., in the Police Building, Conference Room.

Mr. Watt moved to adjourn the meeting and Mr. Brennan seconded the motion. All present were in favor and the meeting adjourned at 10:30 a.m.

Sincerely,

A handwritten signature in black ink, appearing to read "R C Watt", with a stylized flourish at the end.

Mr. Robert Watt, Chairman
Ladue Storm Water Advisory Committee