

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY JANUARY 22, 2014

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 4:10 PM. The following members were present:

Chairman Peter Fischer

Vice-Chair McPherson Moore

Commissioner John Lochhead

Commissioner Timothy Crowley

Commissioner Margaret Holtman

Absent: James Howe

Thomas Kahn

Also present were Mayor Nancy Spewak, Mr. Michael Wooldridge, Assistant to the Mayor/City Clerk, Mr. John Maupin, City Attorney, Mr. James Pona, Zoning and Planning Consultant, and Mr. James Schmieder, Director of Building and Zoning.

APPROVAL OF MINUTES

Chairman Fischer asked if there were any changes to the minutes of the December 4, 2013 meeting. Commissioner Crowley moved to approve the minutes. Vice-Chair seconded the motion and it passed unanimously.

PUBLIC FORUM

No one was present to address the Commission.

Chairman Fischer introduced the first item on the agenda, ZPC 13-10, a request by The Woman's Exchange, 8811 Ladue Road, for a special use permit to serve liquor by the drink.

Ms. Elizabeth Southern, Vice President of The Woman's Exchange, presented the request to the Commission. Ms. Southern indicated the use is for lunch service and special events. Ms. Southern noted most of the special events are held on Sundays once a month. Ms. Southern explained The Woman's Exchange recently relocated to the Colonial Marketplace.

Mr. Pona noted the center has adequate parking to allow for the use. Vice-Chair Moore moved to recommend approval of the special use permit. Commissioner Kahn seconded the motion and the vote thereupon was as follows:

Chairman Peter Fischer	"Aye"
Vice-Chair McPherson Moore	"Aye"
Commissioner John Lochhead	"Aye"
Commissioner Timothy Crowley	"Aye"
Commissioner Margaret Holtman	"Aye"

Chairman Fischer introduced the second item on the agenda, ZPC 13-09, a request by Sweetology, 9214 Clayton Road, for a special use permit to serve liquor by the drink.

Ms. Karen Niemeyer presented the request on behalf of Sweetology. Ms. Niemeyer stated the space would be a combination of retail and entertainment, using cake and cupcake decorating to build your own designs. Ms. Niemeyer stated the liquor license would allow for drinking chocolates and alcoholic beverages during evening events. Ms. Niemeyer noted Sweetology is located in the space formerly used by The Woman's Exchange.

Mr. Pona noted the center has adequate parking to allow for the use. Vice-Chair Moore moved to recommend approval of the special use permit. Commissioner Kahn seconded the motion and the vote thereupon was as follows:

Chairman Peter Fischer	“Aye”
Vice-Chair McPherson Moore	“Aye”
Commissioner John Lochhead	“Aye”
Commissioner Timothy Crowley	“Aye”
Commissioner Margaret Holtman	“Aye”

Chairman Fischer introduced the third item on the agenda, ZPC 13-11, a request by John Burroughs School, 755 S. Price Road, for an amendment to their special use permit to allow improvements to the baseball field.

Mr. Ed Phillip, Director of Operations, presented an overview of the proposed improvements to the Commission. Mr. Phillip stated the existing backstop would be removed and replaced by a new netted backstop which would be 44' tall and protect spectators and students from foul balls. Mr. Phillip added there would also be a new batting cage and temporary netting along the right field line during baseball season. Mr. Phillip noted the new netting would be installed in the same location as the current backstop and net.

Vice-Chair Moore moved to recommend approval of the special use permit. Commissioner Crowley seconded the motion and the vote thereupon was as follows:

Chairman Peter Fischer	“Aye”
Vice-Chair McPherson Moore	“Aye”
Commissioner John Lochhead	“Aye”
Commissioner Timothy Crowley	“Aye”
Commissioner Margaret Holtman	“Aye”

Chairman Fischer introduced the fourth item on the agenda, ZPC 13-08, a request by Pulte Homes for subdivision plat and Planned Unit Development approval

for the property located at the northeast corner of Conway Road and S. Lindbergh Boulevard.

Chairman Fischer introduced the draft PUD and asked that copies be made available to the public. Mr. Pona noted the PUD is intended to act as an overlay of the existing zoning and can be amended based on the findings of the Commission and public discussion. Mr. Pona explained the draft PUD is a framework for the Commission and Architectural Review Board to use in considering proposed development of the site.

Mr. Maupin stated the PUD allows for modified setbacks and smaller lots. Mr. Maupin noted by allowing smaller lots and reduced setbacks, the City is able to minimize the amount of grading on the site, create common ground, and reduce the overall impact the development will have on the subject property.

Commissioner Lochhead asked if the issue is not addressed in the PUD, does the underlying zoning regulation apply. Mr. Maupin confirmed if the PUD does not specifically address an issue, then the zoning regulations are applied. Mr. Maupin noted the draft PUD does not pertain to a specific development or plan but rather is connected to the site.

Mr. Michael Bedesky, 26 Daryl Lane, expressed concern the PUD provided too much flexibility, particularly in regards to setbacks, lot size, lot coverage requirements, and increasing the density. Mr. Bedesky noted under the existing "C" zoning, there are 19 lots allowed compared to 24 which are being proposed by Pulte Homes.

Mr. Pona noted the PUD allows for a review of the overall site usage rather than using the entire site to create 19 individual lots which span property line to property line and effect adjacent property owners.

Commissioner Crowley suggested the draft PUD be made available to the public via the City's web site. Mr. Maupin stated the draft and changes will be available to the public for their review and comment.

There was a brief discussion of upcoming agenda items. Vice-Chair Moore moved to adjourn the meeting. Commissioner Lochhead seconded the motion and the motion unanimously passed. The meeting was adjourned at 5:17 PM.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Peter Fischer", written in black ink.

Peter Fischer, Chairman