

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY JANUARY 23, 2013

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 Chairman McPherson Moore

Commissioner Margaret Holtman

Commissioner Tom Kahn

Commissioner James Howe

Commissioner John Lochhead

Absent:

Commissioner Timothy Crowley

Also present were Mayor Anthony Bommarito, Mr. John Fox, Councilmember Ward II, Mrs. Nancy Spewak, Councilmember Ward III, Mr. Michael Wooldridge, Assistant to the Mayor/City Clerk, Mr. James Pona, Zoning and Planning Consultant, and Mr. James Schmieder, Building Department.

APPROVAL OF MINUTES

Chairman Fischer asked if there were any amendments or corrections to the minutes from the December 19, 2012 meeting. Chairman Fischer noted a change to the spelling of a name on page 4. Commissioner Howe moved to approve the minutes with the correction. Commissioner Kahn seconded the motion and it passed unanimously.

PUBLIC FORUM

Mr. Peter Mulier, 32 Daryl Lane, inquired what the process will be for the proposed development at Conway and Lindbergh by McBride Development. Mr. Wooldridge informed Mr. Mulier that the application had been withdrawn by the property owner.

Chairman Fischer introduced the first item on the agenda, ZPC 12-11, a request by Log Cabin Club, 1140 Log Cabin Lane, for an amendment to their special use permit to allow an addition for cart storage.

Chairman Fischer noted the site plan received did not meet the minimum requirements and was not at the 1"=50' scale required by ordinance. Chairman Fischer asked if there were any trees being removed as a part of the proposed project. Mr. Holt Tipton, Vice-President Musick Construction, stated there was one small pine tree which was going to be removed and would be replaced by other trees as part of the project.

Mr. Scott Volding, project architect, introduced the proposed addition to the commission. Mr. Volding stated the addition was a total of 1,276 square feet and will be comprised of a kitchen addition and expanded cart storage room. Mr. Volding noted the existing cart storage facility would be demolished as a part of the project. Mr. Volding stated the addition would match the architectural style of the existing building to appear as though it was part of the original building.

Chairman Fischer requested the architect file the site plan for the project at a scale of 1"=50' as required by ordinance. Mr. Volding agreed to file the required documentation as soon as possible.

Chairman Fischer asked if there was any lighting proposed as part of the project. Mr. Volding confirmed there was no lighting proposed.

Commissioner Howe moved to recommend approval of the proposed amendment with the condition that the architect submit the required site plan at a scale of 1"=50'. Vice-Chairman Moore seconded the motion and the vote thereupon was as follows:

| | |
|-------------------------------|-------|
| Chairman Peter Fischer | "Aye" |
| Vice Chairman McPherson Moore | "Aye" |
| Commissioner Margaret Holtman | "Aye" |
| Commissioner Tom Kahn | "Aye" |
| Commissioner James Howe | "Aye" |
| Commissioner John Lochhead | "Aye" |

Chairman Fischer introduced the second item on the agenda, a request by Old Warson Country Club, 9841 Old Warson Rd., for an amendment to their special use permit to allow additions to the main clubhouse.

Mr. Richard Heise presented the proposed project to the Commission. Mr. Heise stated the proposed addition would be a total of 2,850 square feet and would consist of a new tee house, ADA accessible restrooms, and pool pavilion. The architecture of the proposed additions would match the existing clubhouse to appear as though they were part of the original structure.

Chairman Fischer asked if there was any outdoor lighting as part of the proposed project. Mr. Heise confirmed there would be outdoor lights that will comply with the City's ordinances. Chairman Fischer asked how long construction for the proposed project was anticipated to last. Mr. Heise stated he anticipated construction of the project to last no longer than 60-75 days depending on weather conditions.

Mr. Pona asked if there would be a temporary construction entrance needed on Old Warson Rd. Mr. Heise stated the entrance was not necessary and any construction traffic would use the main entrance to the club grounds.

Commissioner Howe moved to recommend approval of the propose amendment. Commissioner Holtman seconded the motion and the vote thereupon was as follows:

| | |
|-------------------------------|-------|
| Chairman Peter Fischer | “Aye” |
| Vice Chairman McPherson Moore | “Aye” |
| Commissioner Margaret Holtman | “Aye” |
| Commissioner Tom Kahn | “Aye” |
| Commissioner James Howe | “Aye” |
| Commissioner John Lochhead | “Aye” |

Chairman Fischer introduced the third item on the agenda, an amendment to Zoning Ordinance 1175, Section IV-C, regarding fence regulations.

Mr. Pona provided an overview of the current fence ordinance to the Commission. Mr. Pona stated he and members of the staff had met with several residents who provided information from other communities along with photographs of fence issues within the City.

Mr. Pona noted several key considerations of the ordinance are fence material, height, location within a required yard, and a sunset provision. Mr. Pona provided a PowerPoint presentation identifying key areas in the City along the public roadways where fences have been installed. Mr. Pona identified several instances in which 6’ tall privacy fences have been installed adjacent to the roadway with little or no landscape installed on the exterior side of the fence.

Mrs. Francis Gay, 52 Clermont Lane, addressed the Commission regarding a recently installed fence on the property line adjacent to her property. Mrs. Gay noted

the fence was installed so close to her existing fence that it is no longer possible for her to paint or maintain her original fence. Mrs. Gay explained the fence was installed along the property line with a building permit and complied with the City's current ordinance.

Mr. Wooldridge noted after the ordinance was amended to allow privacy fences along certain public roads on corner and double frontage lots the fences became an issue. Mr. Wooldridge stated the landscape requirement became difficult to enforce as plantings were installed but later died or were never planted on the exterior side of the fence as required.

Commissioner Lochhead commented the ordinance should focus on what was allowable rather than what was prohibited. Commissioner Howe suggested a privacy fence would be more aesthetically pleasing than playground equipment or typical rear yard accessories.

Chairman Fischer suggested hedges and dense landscaping would accomplish the same effect as a privacy fence and be more aesthetically pleasing particularly along the public corridors.

Mr. Wooldridge suggested the Commission consider the fence ordinance from 2000 in which fences were not allowed along public roadways for corner or double frontage lots. The ordinance could also be amended to no longer allow chain link or stockade type fencing and adjust the maintenance provision from a percentage of replacement cost to total linear feet.

Chairman Fischer suggested the staff continue to review the matter and prepare a draft document for the Commission's consideration.

Commissioner Howe moved to adjourn the meeting. Commissioner Holtman seconded the motion and the motion unanimously passed. The meeting was adjourned at 5:58 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "M. Peter Fischer", written over a horizontal line.

M. Peter Fischer, Chairman