

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY AUGUST 28, 2013

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 4:07 PM. The following members were present:

Chairman Peter Fischer

Vice Chair McPherson Moore

Commissioner John Lochhead

Commissioner Thomas Kahn

Commissioner Margaret Holtman

Commissioner James Howe

Absent: Timothy Crowley

Also present were Mayor Nancy Spewak, Mr. Michael Wooldridge, Assistant to the Mayor/City Clerk, and Mr. James Schmieder, Building Department & Code Enforcement.

APPROVAL OF MINUTES

Chairman Fischer asked if there were any changes to the minutes of the July 24, 2013 meeting. Commissioner Kahn moved to approve the minutes. Commissioner Lochhead 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 13-04, a request by Schnucks Market for a special use permit to serve liquor by the drink at

8867 Ladue Rd. Chairman Fischer suggested the Commission also consider the second item on the agenda, ZPC 13-05, a request by Schnucks Market for a special use permit to serve liquor by the drink at 10275 Clayton Road.

Mr. Robert Wiegert, Managing Officer, presented information pertaining to the proposed liquor licenses to the Commission. Mr. Wiegert stated Schnucks was requesting a new liquor license which would allow their stores to sell packaged liquor and to serve liquor by the drink for consumption on premises as a class E license holder. Mr. Wiegert noted the request is in response to the demand from many customers who want to sample craft beers or wines along with food before they decide to purchase the items.

Commissioner Holtman asked if the proposal would include outdoor seating at the store on Ladue Road which currently does not have any outdoor seating. Mr. Wiegert responded the proposal does not include any outdoor seating at the Ladue Road location. Mr. Wiegert noted the Clayton Road store has seven tables outside, permitted by special use permit, which they would like to be able to use for this purpose if permitted by the City.

Commissioner Howe asked how Schnucks intended to manage the consumption of alcohol on premise. Mr. Wiegert explained the manager and store personnel would monitor the customers and signs would be posted advising customers of the store policy to ensure any alcohol served was consumed within the designated areas of the store. Mr. Wiegert noted the liquor license would be subject to annual renewal and review by the City Council.

Mr. Wooldridge suggested the time allowed for liquor by the drink be changed to 9:00 AM to 11:00 PM and be subject to the conditions recommended by Mr. Pona. The conditions are as follows:

1. The store management shall provide for continuous monitoring of consumption
2. The management must ensure that ongoing parking needs are not adversely impacted. In addition to its annual review of tenant changes in connection with the separate joint-use parking agreement, the applicant must document any changes to parking demand resulting from the addition of the liquor-by-the-drink provision.
3. Liquor by the drink shall be offered only between the hours of 9:00 AM and 11:00 PM. (Code of Ordinances Section 50-51)
4. Liquor by the drink shall be provided and consumed inside of the premises only.
5. This approval is conditional upon the maintenance by the applicant of a current liquor license for this particular place of business, as required in Chapter 94, Sec. 14-45.

Mr. Wiegert confirmed the conditions were acceptable to Schnucks.

Commissioner Howe moved to recommend approval of the proposed special use permit to serve liquor by the drink at 8867 Ladue Rd. per the conditions recommended by Mr. Pona. 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 Thomas Kahn	“Aye”
Commissioner Margaret Holtman	“Aye”
Commissioner James Howe	“Aye”

Commissioner Howe moved to recommend approval of the proposed special use permit to serve liquor by the drink at 10275 Clayton Rd. based on the conditions recommended by Mr. Pona. The conditions are as follows:

1. The store management shall provide for continuous monitoring of consumption

2. The management must ensure that ongoing parking needs are not adversely impacted. In addition to its annual review of tenant changes in connection with the separate joint-use parking agreement, the applicant must document any changes to parking demand resulting from the addition of the liquor-by-the-drink provision.
3. Liquor by the drink shall be offered only between the hours of 9:00 AM and 11:00 PM. (Code of Ordinances Section 50-51)
4. Liquor by the drink shall be provided and consumed inside of the store premises and the outdoor dining area only.
5. This approval is conditional upon the maintenance by the applicant of a current liquor license for this particular place of business, as required in Chapter 94, Sec. 14-45.

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 Thomas Kahn	“Aye”
Commissioner Margaret Holtman	“Aye”
Commissioner James Howe	“Aye”

Chairman Fischer introduced the third item on the agenda, ZPC 13-06, a request by JDK Warson LLC, 2106 S. Warson, for a special use permit to construct a new residence that exceeds 15,000 square feet.

Mr. Dale Seidenstriker, project architect, introduced the proposed project to the Commission. Mr. Seidenstriker noted the proposed residence was 16,620 square feet and would be constructed on the property at 2106 S. Warson Rd. which 4.3 acres. Mr. Seidenstriker explained the proposed residence would be consistent with the size and scale of similar homes recently constructed in the area surrounding the property.

Mr. Seidenstricker noted the construction materials used for the project will be commercial grade, and include steel columns, floor joists, and concrete floors. Mr. Seidenstricker explained the large covered porches on the proposed residence significantly increased the overall square footage; the living area and garages of the proposed residence total approximately 13,000 square feet.

Commissioner Kahn asked what the exterior material of the proposed residence would be. Mr. Seidenstricker responded that the exterior material would be cut limestone with a slate roof.

James Schmieder confirmed the Architectural Review Board had reviewed and approved the project. Mr. Wooldridge presented the proposed conditions for the special use permit noting specifically the deed restriction preventing the property from being subdivided, the required sprinkler system, landscape plan submittal, and 18 month construction permit.

Commissioner Kahn moved to recommend approval of the proposed special use permit to construct a new residence that exceeds 15,000 square feet at 2106 S. Warson Rd. Commissioner Howe seconded the motion and the vote thereupon was as follows:

Chairman Peter Fischer	“Aye”
Vice Chair McPherson Moore	“Aye”
Commissioner John Lochhead	“Aye”
Commissioner Thomas Kahn	“Aye”
Commissioner Margaret Holtman	“Aye”
Commissioner James Howe	“Aye”

There was a brief discussion of upcoming agenda items. Chairman Fischer moved to adjourn the meeting. Commissioner Lochhead seconded the motion and the motion unanimously passed. The meeting was adjourned at 4:58 PM.

Respectfully Submitted,



Peter Fischer, Chairman