

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY SEPTEMBER 25, 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 Margaret Holtman

Commissioner James Howe

Commissioner Timothy Crowley

Absent: Commissioner Tom Kahn

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 August 28, 2013 meeting. Commissioner Holtman moved to approve the minutes. Commissioner Crowley 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 13-07, a request by Old Warson Country Club to amend their special use permit for an outdoor rooftop deck.

Mr. Holt Tipton, Vice President Musick Construction, presented the proposed amendment to the Commission. Mr. Tipton noted the rooftop deck is part of a previously approved addition to the Country Club. Mr. Tipton explained the eastern half of the rooftop would be converted to an outdoor deck. Mr. Tipton provided a rendering of the proposed rooftop deck and explained the elevation did not change from what had been previously approved. Mr. Tipton noted the guard rail would be 42" tall to comply with the code requirements and stairs would be added to the rear of the building to provide access to the rooftop deck.

Chairman Fischer asked if the roof had been designed to be able to carry the proposed load of people who would be using the rooftop deck. Mr. Tipton confirmed the roof was engineered to be able to support the additional load.

Chairman Fischer asked if the Club was willing to comply with the conditions as recommended by Mr. Pona. The conditions are as follows:

1. Any patio lighting must be shielded and the illumination must not exceed ½ foot-candle at the property line along Old Warson Road.
2. Occupancy shall be limited to 50 persons.
3. Existing trees and vegetation must be preserved to ensure that there is no loss in coverage.
4. The applicant shall comply with all city ordinances regarding the discharge of storm water on the property. Storm water management plans prepared by the applicant shall be approved by the Metropolitan St. Louis Sewer District and the City prior to the issuance of any land development permit for the site. If there are any storm water problems caused by this development, on or off site, applicant shall promptly correct such problems at its expense.
5. All trucks leaving the property shall be cleaned of mud; contractors must clean any mud tracked onto Old Warson Road whenever needed and at a minimum on a weekly basis.

6. The construction permit, when issued, shall be valid for a 6-month period from the date of issuance.

Mr. Tipton confirmed the conditions recommended by Mr. Pona are acceptable to Old Warson Country Club.

Vice-Chair Moore moved to recommend approval of the proposed amendment to the special use permit for an outdoor rooftop deck at 9841 Old Warson Rd. per the conditions recommended by Mr. Pona. Commissioner Holtman seconded the motion and the vote thereupon was as follows:

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

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 4:38 PM.

Respectfully Submitted,



 Peter Fischer, Chairman