

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

Chairman Peter Fischer called the meeting of the Zoning and Planning Commission to order at 4:03 PM. The following members were present:

Chairman Peter Fisher

Vice-Chair McPherson Moore

Commissioner Margaret Holtman

Commissioner James Howe

Commissioner Timothy Crowley

Commissioner John Lochhead

Absent:

Commissioner Thomas Kahn

Also present were Mayor Nancy Spewak, Mr. John Fox, City Council Ward Two, Mr. Michael Wooldridge, Assistant to the Mayor/City Clerk, Mr. John Maupin, City Attorney, Mr. James Schmieder, Director of Building & Zoning, and Mr. Michael Gartenberg, Building Official.

**APPROVAL OF MINUTES**

Chairman Fischer asked if there were any changes to the minutes of the September 24, 2014 meeting. Commissioner Howe moved to approve the minutes. Commissioner Lochhead seconded the motion and the vote was as follows:

Chairman Peter Fisher	"Aye"
Vice-Chair McPherson Moore	"Aye"
Commissioner Margaret Holtman	"Aye"
Commissioner James Howe	"Aye"

Commissioner Timothy Crowley "Aye"

Commissioner John Lochhead "Aye"

The motion was unanimously passed.

### **PUBLIC FORUM**

No one was present to address the Commission.

Chairman Fischer suggested, ZPC 14-01, a request by Waldrand Trust IV, 20 Upper Ladue, for a special use permit to construct a residence greater than 15,000 square feet, should be heard second.

Chairman Fischer introduced the second item on the agenda, ZPC 14-03, a request by Racquet Club for an amendment to their special use permit to construct an extension to the dining area.

Ms. Stacy Hoffman, Club Manager, introduced the proposed project to the Commission. Ms. Hoffman stated the proposed addition was approximately 500 square feet.

Commissioner Moore asked if the proposed addition would be visible from the street or adjacent properties. Mr. William White, Facilities Manager for the Club, stated the addition would not be visible from the street or adjacent property as it is under an existing roof and backs to the creek.

Mr. Gartenberg confirmed the proposed addition would not be visible from adjacent property.

Vice-Chair Moore moved to recommend approval of the amendment to the special use permit to the City Council with the conditions recommended by Mr. Gartenberg. Commissioner Lochhead seconded the motion and the vote thereupon was as follows:

Chairman Peter Fisher "Aye"

Vice-Chair McPherson Moore "Aye"

Commissioner Margaret Holtman "Aye"

Commissioner James Howe "Aye"

Commissioner Timothy Crowley "Aye"

Commissioner John Lochhead "Aye"

Chairman Fischer introduced the first item on the agenda, ZPC 14-01, a request by Waldrand Trust, 20 Upper Ladue, for a special use permit to construct a residence greater than 15,000 square feet.

Mr. Gene Mackey, project architect from Mackey Mitchell Architects, introduced the proposed plan to the Commission. Mr. Mackey stated the proposed site of the residence at 20 Upper Ladue consists of 5.4 acres and is one of the larger properties on Upper Ladue. Mr. Mackey noted much of the existing landscape on the property is overgrown and has not been maintained. Mr. Mackey added that the proposed residence would be 18,600 square feet with approximately 14,000 square feet of living space and the remaining area dedicated to the garage and pool house.

Mr. Mackey noted the architectural style of the residence was Georgian and the exterior would be limestone and brick. Mr. Mackey commented that the City's Architectural Review Board had reviewed and approved the project. Commissioner Crowley asked if the third floor would be finished space. Mr. Mackey confirmed it would not be finished.

Mr. Gartenberg stated the project complied with the seven criteria under the City's Special Use Permit requirements for a residence which exceeds 15,000 square feet. Mr. Gartenberg explained the proposed residence exceeds the City's maximum height allowed of 45 feet and would require a variance. Mr. Mackey explained the proposed chimneys exceed the maximum height by 3.5 feet.

Commissioner Holtman asked if the proposed residence would have a sprinkler system as required by ordinance. Mr. Mackey confirmed a sprinkler system would be installed per the City's requirements.

Chairman Fischer noted there were a significant number of trees which were being removed as part of the project. Mr. Mackey explained the existing landscape was inspected by

a landscape architect and it consists primarily of overgrown vegetation and honeysuckle. An extensive landscape has been submitted as part of the application.

Ms. Nancy Gulick, 22 Upper Ladue, asked how far back the residence would be from Upper Ladue Rd. Mr. Mackey stated the residence would be 290' from the road.

Vice-Chair Moore moved to recommend approval of the special use permit to the City Council with the conditions recommended by Mr. Gartenberg and the approval by the Zoning Board of Adjustment of a variance to the building height requirement. Commissioner Lochhead seconded the motion and the vote thereupon was as follows:

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

There was a brief discussion regarding upcoming agenda items. Vice-Chair Moore moved to adjourn the meeting. Commissioner Howe seconded the motion, and the motion unanimously passed. The meeting was adjourned at 4:50 PM.

Respectfully Submitted,



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Peter Fischer, Chairman