

**Minutes of Meeting**  
**Ladue Stormwater Sub-Committee**  
**City of Ladue, St. Louis County, Missouri**  
**Thursday, July 7, 2016. 10:00am**

Chairman Potter called the meeting to order at 10:00am. The following members were present:

Ray Potter – Chairman  
Ann Carter  
Trae Meyr  
Maryann Rober  
Robert Watt  
Will Penney  
Andrea Sukanek  
Anne Lamitola

Minutes from the June meeting were approved.

At the opening of the meeting, Mr. Meyr expressed the opinion that the committee should address a few large, more general issues as suggested by Ms. Lamitola and the Stormwater Committee. He was concerned that the committee had at times been drawn into too many specifics and focused on items that only related to certain specific areas. He stated that the subcommittee might be most productive by discussing and revising the items drafted by Ms. Sukanek. The committee agreed that this seemed like an effective way to proceed.

The next item on the agenda was to discuss and define impervious coverage limits.

The Committee discussed the current limits, which include coverage limits in the front, side, and rear setbacks, but do not impose an overall coverage limit. The grid proposed by Andrea Sukanek was discussed. Ms. Sukanek explained that this was roughly based on the limits in Frontenac, but adapted slightly based on the different lot sizes in Ladue.

Mr. Potter was concerned about the 45% maximum coverage limit in E1. He said this would be very difficult to meet for many lots, especially non-conforming lots.

Mr. Penney and Mr. Meyr were also concerned about imposing impervious limits that would be too restrictive. Some of the percentages proposed would be stricter than Frontenac and might require people to need variances more frequently.

The committee discussed whether it would make sense to set the impervious limits fairly high and allow additional impervious coverage only if the homeowner agrees to use rain gardens, pervious pavement, or other BMPs in order to offset the additional stormwater runoff. The committee decided that it would make more sense to start with somewhat looser requirements, instead of requiring BMPs that may not be maintained well.

Ms. Lamitola did some calculations regarding what the maximum coverage amount would be for each lot based on the proposed limits. While the limits for the larger lots seemed acceptable, the limits for the smaller lots seemed too restrictive.

The 20% impervious coverage limit for A and B zoning was determined to be reasonable. In addition, the 35% impervious limit for C zoning was accepted by the committee.

The committee decided to change the proposed 45% maximum coverage to 60% maximum coverage in E and E1 to allow the 10,000 square foot lots to cover 6,000 square feet of those lots. Nonconforming lots in these districts would also be required to meet this percentage (for example, 7,500 square foot lots would be able to cover up to 4,500 square feet).

The committee decided to change the impervious limit for D zoning (15,000 square feet minimum) to 45%.

The committee also discussed how non-conforming lots should generally be treated in each of these zoning districts. The consensus was that the impervious coverage limit should be based on the actual size of the lot and the maximum coverage percentage listed for that zoning district.

The committee then discussed what types of impervious pavement limits should be imposed for commercial developments. The committee thought it would make sense to require documentation from new commercial developments to show how they would address stormwater runoff (Option 2 on the handout).

Mr. Potter suggested that pervious blocks and pervious asphalt could be an option, but was concerned about the maintenance of pervious asphalt.

Mr. Meyr stated that pervious concrete is another option, but it, too, needs to be cleaned and maintained.

The committee was also concerned about the fact that pavers tend to settle and become uneven.

Another option mentioned for commercial developments would be to provide underground detention for stormwater.

The committee determined that the amount of impervious development rather than the percentage of coverage might be a good way to determine what types of BMPs would be required. Any BMPs for commercial developments would require maintenance agreements with an annual report to be submitted to staff.

Mr. Meyr suggested that staff could create an easy way for people to submit annual reports online, but it should be up to the owner to submit all the necessary information.

The committee went on to the next item on the agenda to discuss land disturbance permits. Currently Ladue requires land disturbance permits when a project will disturb an acre of land.

Ms. Lamitola described the current permitting process and requirements. To obtain a land disturbance permit, an application and a Stormwater Pollution Prevention Plan (SWPPP) are required. BMPs are then required based on the information submitted; this often includes silt fences for erosion control. Additional requirements are sometimes added based on complaints from residents. Land disturbance

permits are required during construction, but do not impose any requirements after construction is completed.

Mr. Meyr suggested that perhaps land disturbance of around ½ acre should require some type of permit, but not the full SWPPP. It could be considered a minor land disturbance and have different requirements than a major land disturbance.

Currently the Ladue Code has a provision in Chapter 90 that streets and sidewalks must be kept clean of all material. Ms. Lamitola suggested that this section could be modified and clarified to require that all construction projects keep streets and sidewalks clean of eroded material. Silt fences or other devices could be required, as needed.

The committee determined that instead of requiring every smaller land disturbance to obtain a permit, the code should make it clear that no mud or other material should run onto any adjacent streets, sidewalks, or properties. Silt fences might be required in certain situations. These requirements would likely be complaint driven.

Mr. Meyr asked if the City staff ever gives people information or other resources regarding rain gardens and other stormwater runoff BMPs that could be installed on residential property for new construction projects. The committee strongly supported the idea of giving out information and resources to educate the residents about stormwater on their properties. A brochure or PDF could be developed with information about the options to control runoff on one's property.

The committee discussed how pervious pavement should be treated. If a property has reached its limit for impervious surfaces, pervious pavement could still be allowed, but is there any limit to the amount of pervious paving a property could have? For example, could you put gravel over your entire property?

Mr. Penney and Mr. Meyr were concerned that people could pave their entire properties with pervious pavers and it would look like a commercial development.

Ms. Carter suggested that instead of requiring a limit to impervious pavement, we should require a minimum amount of green space. This would prevent an excessive use of pervious pavement. The committee was in support of this idea.

The next item on the agenda was to discuss whether all new houses should be required to construct a BMP to control stormwater (post-construction).

Mr. Penney stated that the new impervious limits would address this issue and that additional BMPs may not be necessary.

Mr. Potter was concerned that people who are forced to establish rain gardens on their properties would not necessarily maintain them.

Ms. Lamitola suggested that we develop an education campaign to encourage new BMPs and to help ensure that all existing BMPs are monitored and maintained. This idea was supported by the committee.

Although the committee determined that each residential lot would not be required to install a BMP, Mr. Penney suggested that subdivisions with 3 or more lots should be required to install BMPs for retention/detention. The committee agreed with this suggestion.

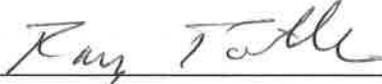
Ms. Lamitola and Mr. Penney reported that they had contacted personnel at the Library about the poorly maintained detention basin on that property. The City will follow up to make sure the basin is cleaned out and maintained. There is a maintenance agreement already in place, but there is currently no reporting requirement.

At this point in the meeting, Mr. Watt gave an update about how the work from the Sub-Committee would relate to the goals of the larger Stormwater Committee. The Stormwater Committee intends to make a proposal to City Council in the near future regarding what should be done with the sales tax money for stormwater. The proposals from the Stormwater Sub-Committee could be brought up at the same time or could be done at a later time. It was suggested that doing both items at the same time would be a good way to handle it. The topic could potentially be handled more thoroughly if it is addressed all at once.

The committee thought it would be feasible to submit a proposal within the next month or two. This would be a list of suggestions with some of the detail to be added at a later date.

The meeting adjourned at 11:50am.

Approved this 24 day of AUGUST

  
\_\_\_\_\_  
Ray Potter, Committee Chair

Attest:

  
\_\_\_\_\_