

**Minutes of Meeting
Ladue Stormwater Sub-Committee
City of Ladue, St. Louis County, Missouri
Monday, May 9, 2016. 11:30am**

Chairman Potter called the meeting to order at 11:35am. The following members were present:

Ray Potter, Chairperson
Ann Carter
Trae Meyr
Maryann Rober
Patrick Hensley
Will Penney – Building Official
Andrea Sukanek – Planning Consultant

The first item on the agenda was to discuss the overall objective of the committee. Ray Potter stated that the objective should be changing or adding to the ordinances in order to address the stormwater issues in Ladue. The committee accepted this as the objective.

One additional goal for the committee is to consolidate the stormwater information into one place so that it is easier to find and understand. This was recommended by both Ray Potter and Patrick Hensley.

Patrick Hensley brought up a concern about the lack of enforcement regarding land disturbance. He was concerned about a particular property on which a home was demolished, but a replacement home was not built and the property was not re-graded or otherwise finished, which resulted in erosion problems.

Maryann Rober agreed that the City should be more thorough when dealing with stormwater matters and conduct better follow through, especially regarding tree removal. Ms. Rober asked for clarification regarding when a tree removal permit is required.

Will Penney explained that a tree removal permit is required when more than 20% of trees are being removed or if any tree being removed is greater than 6" in diameter. No permit is required to remove a tree that is dead or damaged and the opinion of a licensed landscape expert is required whenever applicable to prove that the tree was dead or damaged at the time of removal.

The committee was concerned about how this ordinance could be enforced, especially when trees are removed on the weekend. Ray Potter suggested that anyone who removes trees in Ladue must obtain a license from the City and agree to the City's requirements.

Will Penney mentioned that Ladue now has a licensed landscaper who reviews all new developments and that she is also working on a new tree removal ordinance.

Trae Meyr suggested that penalties should be in place that would penalize the homeowner if they violate the tree removal ordinance. It is also important that the homeowner be educated about the

rules regarding tree removal. Mr. Meyr suggested that the language in the tree removal ordinance should be broad so that additional requirements may be enforced, if needed.

The committee considered the idea that different zoning districts may need to have different requirements regarding tree removal. The committee acknowledged that the tree removal issue is probably not included in the scope of this group, but it is an important issue to the City of Ladue and is related to stormwater considerations.

Ray Potter suggested that new development site plans should include information about where building gutters will discharge. One of the City's regulations is that gutters should not discharge within the setback, but this is difficult to enforce. Mr. Potter also brought up Ordinance 1987, which states that gutters may not discharge onto a flat surface and the reasoning behind this rule was discussed. It was determined that the water would be likely to pool on a flat surface and a sloped surface would be better for water discharge. In addition, Mr. Potter brought up the point that sump pumps often discharge onto the street or sidewalk, where it turns to ice in the winter. Mr. Potter stated that sump pumps should hook up to stormwater sewers and he showed a letter from MSD stating that this would be acceptable to them. The committee agreed that this seemed like a good idea and could be required in an ordinance; however they were concerned about the potential cost to homeowners, both for the cost of construction and the cost of getting a hook-up from MSD. Another problem could be that not every neighborhood has storm sewers.

Issues regarding retention basins were discussed. Certain retention basins in Ladue do not seem to be maintained very well. It is unclear who should be maintaining some of these retention basins. Of particular concern is the retention basin behind the public library. The committee agreed that retention, and especially detention basins, are a good way to control stormwater as long as they are attractive and maintained properly.

Ms. Rober brought up the concern that if MSD doesn't have an overall plan for St. Louis County our efforts will not be very effective, since we are affected so much by what is happening to our west.

Regarding land disturbance, the committee members suggested that the regulations should depend on the zoning district. It was suggested that lot coverage maximums should also depend on the zoning district.

Mr. Potter suggested that we create a rule that driveways would be required to slope such that water runoff would go to the street and not onto a neighbor's property. Porous pavement was also discussed as a way to address runoff, but it must be maintained properly in order to continue to be porous.

Another concern that was discussed was how MSD is channeling water into the creeks. Many of the creeks are becoming overwhelmed by all the stormwater runoff.

The committee discussed why stormwater runoff has gotten to be such a problem. It was suggested that this is the result of larger houses with larger building footprints. If funding is available, the City could develop a couple of pilot projects with certain subdivisions or certain homeowners to address some of the problem areas.

Next steps were discussed – it was determined that the Committee should look at a good design manual for another municipality and adapt it for use in Ladue. The Stormwater manual for Frontenac was praised by some committee members and would be a good place to start. Andrea Sukanek will look at this manual and bring some suggestions to the next meeting.

The meeting adjourned at 12:45pm.

Approved this 9 day of July 2016



Ray Potter, Committee Chair

Attest:


