

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY SEPTEMBER 23, 2015, 4:00 P.M.

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

Chairman McPherson Moore .
Vice-Chair Thomas Kahn
Commissioner John Lochhead
Commissioner Margaret Holtman
Commissioner Tim Crowley
Commissioner Robbye Toft

Also present were Mayor Nancy Spewak, Anne Lamitola, Director of Public Works, Michael Gartenberg, Zoning and Planning Official, Will Penney, Building Official, and Vicki Gant, Building Clerk.

APPROVAL OF MINUTES

Chairman Moore asked if there were any changes to the minutes of the August 26, 2015 meeting. Commissioner Holtman stated that it was Commissioner Lochhead, not Commissioner Crowley, who had nominated Commissioner Kahn for Vice-Chairman at the August meeting. Chairman Moore moved to approve the minutes as amended and it passed unanimously.

Chairman Moore asked if anyone had other business in addition to the agenda subject of the proposed amended Special Use permit for MICDS and no one came forward.

Chairman Moore stated the City hired independent specialists for reviews of the sound study, the landscaping design, and the storm water design. He stated that the

sound study review was just commencing as MICDS had recently submitted a new study from their replacement sound consultant. He stated that the storm water design would be reviewed by Reitz and Jens and that the results would be available at the next Zoning & Planning Commission meeting. He then stated that Laurel Harrington of Christner, Inc., who has been hired by the City of Ladue, would be presenting later in the meeting with regard to the landscape design.

PUBLIC FORUM

A presentation was given by Jim Holtrop, Acoustical Engineer with Acousticcontrol, who was hired by MICDS. Mr. Holtrop provided an overview of the results of his report. He stated that sound measurements were made at the site for existing background noise as well as at MICDS football and soccer games at 5 separate locations. He explained that the sound data was entered into Sound-Plan software which models sound levels for proposed conditions. Mr. Holtrop concluded that the speakers of new sound system have the capability to reduce the amount of sound being broadcast by 50% and that the overall impact of sound on neighbors will be lower with the proposed stadium. He stated that MICDS complies with St. Louis noise ordinance.

Commissioner Lochhead stated that this second study appeared to verify the information provided by the first sound consultant hired by MICDS; McClure Engineering. Lisa Lyle explained the first sound presentation was more scenario-based, and that a report was not given. They elected to hire Acousticcontrol to develop the full model and report that was necessary for this project.

Commissioner Toft asked if the software, Sound Plan, had ever been challenged in court. Jim Holtrop of Acousticcontrol replied that he was not aware that this had ever occurred. Commissioner Toft inquired about whether Acousticcontrol has taken sound measurements after a project has been constructed to compare the results to the projects in the Sound Plan model. Mr. Holtrop stated that his firm has not been asked to

obtain readings after a project has been constructed for the purpose of confirming the modeled projections.

Chairman asked Anne Lamitola if the information from Collective Tech would be provided by the next meeting. Anne Lamitola answered she believed they should have the report ready.

Susan Hibbard, 16 N. Tealbrook, asked how the sound study would be affected if the people being measured knew about the study. She felt the noise was much quieter than normal at the games were Acousticcontrol performed their measurements. Chairman Moore asked Lisa Lyle if they had made the crowds aware there was a study being conducted. Lisa Lyle stated they did not notify the crowds about the sound measurements. The sound engineer stated the measurements he took were similar to other areas he had measured in the past.

Lyndon Hibbard, 16 N Tealbrook, stated that according to what Mr. Holtrop reported, the sound measurements averaged the noise being emitted for the entire game. Mr. Hibbard expressed concerns that the study is not focusing on the loudest sounds, but the average amount of sound. Mr. Holtrop responded by stating that a loud cheer raises the sound by eight to ten decibels.

Suzanne McCreary, 6 N. Tealbrook, voiced her opinion that she did not feel the sound study was valid because the proposed stadium has not been constructed. She questioned the accuracy of sound models. Mr. Holtrop stated that the software predicts, or models, what is going to be constructed.

Deborah Goss, 21 Maryhill, asked Mr. Holtrop if he observed drums beating throughout his recording. She stated that the band was not as loud at the games when Acousticcontrol took readings, as it is normally. Mr. Holtrop stated that he did not notice if drums were present at the games.

Randy Jennings, 17 Maryhill, stated he felt the band was actually louder at the September 12, 2015 and September 19, 2015 games when the readings were being taken than the games are normally.

Anne Parker, 9 S Tealbrook, stated she observed a significant drop in the sound levels being emitted from the sound system, but that the buzzer was loud at the freshman game and needed to be addressed.

Harold Bush, 11 N. Tealbrook, asked if proposed plantings factored into the measurements and if the stadium was moved, how it would affect the neighbors. Mr. Holtrop stated it would only get better with the plantings. Mr. Bush expressed his concern that if a location was selected for the stadium that as closer to the MICDS main campus, that the sound would reflect off the school buildings.

Chairman Moore asked about a sound wall. Lisa Lyle stated that the board felt it would be unattractive and was not necessary to meet the St. Louis County sound ordinance.

Lisa Lyle spoke regarding landscaping. She stressed that the project would include a dense forest of evergreens and trees on the north end of the field, that the majority of current trees would be preserved, that the MICDS landscape architect has met with neighbors and will continue to do so in order to develop plans that work for each neighbor adjacent to the proposed MICDS improvements. She stated that the designs they had developed were based on plant materials that could easily acclimate to the area. Ms. Laurel Harrington, the City's landscape architect, was asked to present the findings of her report. Mr. Randy Mardis, landscape architect for the MICDS team, and Ms. Harrington began to discuss issues related to the review comments developed with regard to the design. Ms. Harrington asked that the existing trees along the northern and southern property lines adjacent to the Tealbrook and Maryhill subdivisions be clearly delineated on the plans so that it could be understood which trees are going to remain in place. The proposed landscape plan would need to be adjusted to design

around those plants. Additionally, Ms. Harrington asked that landscaping be added to the architectural sections that have been developed for the site. Some residents voiced their opinion that the MICDS landscape plan needed to be updated to show the existing landscaping that will remain.

Randy Jennings, 17 Maryhill, stated that Anne Lamitola had been to his house to see the erosion issue located near the property line at the rear yard of his property and on the MICDS property. Anne Lamitola spoke regarding the City's storm water needs assessment program. Anne Lamitola stated she would set up a meeting with the Maryhill residents and MICDS to discuss this issue.

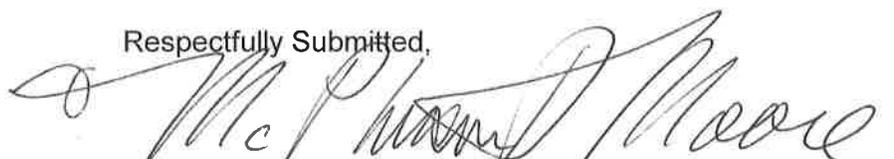
Commissioner Toft expressed her suggestion for MICDS to construct a lumber mock-up at the proposed location of the stadium and hospitality building so that the Commissioners and residents could gain a better understanding of the scale of the proposed improvements. Commissioner Crowley suggested that another approach for consideration would be to utilize balloons, raised to the height of the proposed building. The balloons could be placed at the corners of the proposed buildings to show the outline of the buildings.

Brad Goss, 21 Maryhill Lane, stated fencing needed to be shown on MICDS's plans. Anne Lamitola stated the plans in the City's files do show the proposed fencing.

Chairman Moore announced that the next meeting of the Zoning & Planning Commission would be Wednesday, Oct 28, 2015 at 4:00 pm.

Chairman Moore adjourned the meeting at 6:15 PM.

Respectfully Submitted,

A handwritten signature in cursive script, reading "McPherson Moore". The signature is written in black ink and is positioned above a horizontal line.

McPherson Moore, Chairman