

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY AUGUST 26, 2015, 4:00 P.M.

Vice-Chairman Moore called the meeting of the Zoning and Planning Commission to order at 4:03 P.M. The following members were present:

Vice-Chair McPherson Moore
Commissioner 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.

Vice-Chairman Moore made tribute to former Chairman Peter Fischer and called for a moment of silence in his honor. He also welcomed Commissioner Robbye Toft to the Zoning and Planning Commission.

Vice-Chairman Moore explained the commission had the business of electing a new chairman due to Chairman Fischer's passing. Commissioner Kahn nominated Vice-Chairman Moore and Commissioner Crowley seconded the motion and it passed unanimously.

Chairman Moore explained the commission needed to elect a new Vice-Chairman for his replacement. Commissioner Lochhead nominated Commissioner Kahn and it passed unanimously.

APPROVAL OF MINUTES

Chairman Moore asked if there were any changes to the minutes of the June 24, 2015 meeting. Chairman Moore moved to amend the minutes to state that on page 3 MICDS has suggested the removal of vegetation and **regrading** of the swale to eliminate the ponding, not **regarding**. Commissioner Kahn moved to amend the minutes on page 1 to insert the word "have" inserted between requirements and the word been. Chairman Moore moved to approve the amended minutes; Commissioner Holtman seconded the motion and it passed unanimously.

Chairman Moore stated that MICDS was on the agenda tonight and asked if anyone had other business to discuss and no one came forward.

Chairman Moore stated the City would be hiring independent specialists for reviews of sound, landscaping (Laurel Harrington with Christner Inc.), and civil engineering firm for water quality and storm water control (Reitz and Jenz). Chairman Moore asked Mayor Spewak if she had any comments to which she shook her head no. Lisa Lyle stated that she welcomed the independent reviews.

Anne Lamitola stated that MICDS plans would have to be submitted to MSD for approval of water quality and quantity.

Commissioner Margaret Holtman stated she is recusing herself from remainder of the meeting.

PUBLIC FORUM

A presentation was given by Anne Parker, 9 S. Tealbrook. The major points of her presentation included the proximity of the proposed sports stadium and field to the Tealbrook neighborhood, the increased intensity of use at this location including the number of games played and the associated set-up/clean-up times associated with games, invasion of privacy associated with the project. She also challenged presented information regarding landscaping, sound, and storm water.

Susan Hibbard, 16 N Tealbrook, challenged the ownership of some of the drainage-ways storm sewers and referenced some information provided to her by MSD.

Lisa Lyle, Head of School at MICDS, gave a presentation to address questions and concerns posed from neighbors. She clarified the distance from the shared MICDS/Tealbrook property line to the stadium is 190 ft. She also stated heavy plantings would be installed in a 57 foot wide landscaped buffer between the edge of the field and the Tealbrook property lines. She clarified that there would not be a change in the number of total games held at the property and that the school agreed to later starting and ending times for games to be held on weekends. It was also clarified that additional spectators are not anticipated, and there would be a new sound system with directional speakers which will be an improvement in the quality of the existing sound system, and the school will prohibit air horns. Ms. Lyle stated that the plantings mainly included evergreens that would not loose foliage in the fall/winter seasons. The plantings that would loose foliage in the fall/winter seasons were being planted on fields that are not used during those seasons. Ms. Lyle stated privacy concerns will be addressed. Ms. Lyle also referenced multi-year plans that do not include additional improvements through 2022. Ms. Lyle outlined the reasons why alternate sites were not chosen by the Board of Directors for MICDS and stated that the proposed location best fits the needs of MICDS.

Brandon Harp, Principal at Civil Engineering Design Source, explained from an engineering perspective, why the stadium could not be located in the Tealbrook recommended location which is the field immediately south of the existing tennis court complex. Mr. Harp stated that portions of the stadium and athletic field would encroach on a MSD public storm sewer easement as well areas restricted by the Army Corps of Engineers associated with the prior approval to enclose the drainage system through the campus.

Chairman Moore asked how the new field would drain. Brandon Harp explained the field would be an artificial turf surface with underdrains designed to mimic natural grass and the pre-construction condition. He stated that piped system would drain into the enclosed storm sewer system that runs north/south through the campus.

James Adams, 22 S Tealbrook, stated he experienced a few sanitary sewer backups and suggested that it could have been the result of the artificial soccer fields on the MICDS property.

Brad Goss, 21 Maryhill, would like for MICDS to extend their proposed storm water work to the east to include the area behind his home.

Randy Jennings, 17 Maryhill, applauded MICDS for their ongoing efforts to improve on the noise issues associated with the sporting events. He stated he would like to see the creek erosion problem addressed however, in a timely fashion.

Commissioner Crowley asked if the baseball field could be graded so it would be draining to the basin. Mike Gartenberg stated the swale is on the Northeast side. Anne Lamitola asked if MICDS has considered the installation of the bio-retention basin in advance of zoning approval. Lisa Lyle state she would like for this to begin as soon as possible.

Chairman Moore read a letter from former Mayor Irene Holmes which expressed her concerns regarding the construction traffic that she suggested should enter and leave the site from Lindbergh Blvd. in lieu of Warson Road.

Nick Niknejadi, 18 S Tealbrook, inquired about what assurances will be in place to ensure that his property will not be negatively impacted as MICDS has verbally guaranteed.

Commissioner Crowley stated conflicting information was presented from the neighbors and MICDS. Commissioner Crowley stated the water runoff issues need further evaluation.

Chairman Moore announced that the next meeting of the Zoning & Planning Commission would be Wednesday, September 23, 2015 at 4:00 pm.

Chairman Moore adjourned the meeting at 6:40 PM.

Respectfully Submitted,



McPherson Moore, Chairman