

MINUTES OF THE MEETING  
ZONING AND PLANNING COMMISSION  
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY February 24, 2016, 4:00 P.M.

Chairman Moore called the meeting of the Zoning and Planning Commission to order at 4:12 P.M. The following members were present:

Chairman McPherson Moore

Vice-Chair Thomas Kahn

Commissioner Tim Crowley

Commissioner Robbye Toft

Also present were Mayor Nancy Spewak, Public Works Director Anne Lamitola, City Attorney Erin Seele, Councilman John Fox, Building Official Will Penney, and City Planning Consultant Andrea Sukanek.

Chairman Moore announced some basic procedures for the meeting.

#### APPROVAL OF MINUTES

Chairman Moore stated there was one set of minutes to approve which was for the January 27, 2016 meeting. Commissioner Kahn noted two corrections; changing plan to plant on page three, paragraph seven, and changing serve to service on page seven, paragraph five. Commissioner Crowley noted one correction; changing nest to next on page eight, last paragraph.

Commissioner Crowley moved to approve the minutes as amended and Commissioner Kahn seconded the motion. All those present were in favor and the amended minutes were approved.

Chairman Moore asked if anyone had other business in addition to the agenda subjects and no one came forward.

**ZPC 16-02: Request for a Boundary Adjustment Plat for lots 1 & 2 of Conway Manor Subdivision.**

Eric Kirby, Volz Engineering, provided an overview of the project including the description of how the lot line between the two lots shown on the plat will be modified in order to provide additional square footage to the smaller southern lot, labeled lot 2, while maintaining the conformity of the northern lot, labeled lot 1. The frontage for lot 2 will be increased from 75 feet to 90.5 feet which does conform to minimum frontage requirements for Zoning District C-residential.

Commissioner Kahn asked about the subdivision configuration. Mr. Kirby responded that adjusted lot 1 is in the Conway Manor subdivision, as is a portion of adjusted lot 2. The remainder of adjusted lot 2 is not in a subdivision. The lot to the south of this plat, which is not being adjusted, is not in a subdivision either, but is currently under the same owner as lots 1 & 2 of the boundary adjustment plat. Mr. Kirby also stated that the Lot 1 still meets the minimum lot size of 30,000 square feet for C-Residential zoning.

Commissioner Kahn asked if Lot 2, which will still be non-conforming after this adjustment, could be redeveloped with a new home. Ms. Sukanek responded that it could be redeveloped either prior to or after this boundary adjustment.

A discussion then took place with regard to a non-conforming accessory structure located at the southeastern corner of Lot 2 which consists of a screened-in gazebo pavilion. Mr. Kirby clarified that, to his knowledge, it will remain as an existing non-conforming structure.

Commissioner Toft asked if Lot 2 ever exceeded 30,000 square feet. Mr. Kirby responded that title work provides a history of the lot dating back to 1965, and since that time, or perhaps before, it has been a legal non-conforming lot of record.

Chairman Moore commented on the odd configuration of the adjoining parcel to the east of this boundary adjustment, labeled lot 4 of Fieldstone.

Commissioner Kahn stated that the situation is improving with regard to the zoning requirements for lot size, frontage, and lot width for Lot 2 and is not being negatively impacted for Lot 1 which will remain conforming.

Commissioner Toft inquired about the lot to the south of this plat, which is not part of this subdivision, and Mr. Kirby responded that it is being sold. Commissioner Toft inquired about the parcel to the east; lot 4 of the Fieldstone subdivision. She noted the unusual configuration and Chairman Moore responded that to his recollection, that lot shape was necessary in order to meet minimum lot sizes for the Fieldstone Trail subdivision. Mr. Kirby stated that for that reason, no square footage could be obtained from that parcel without resulting in it being non-conforming.

Mr. Kirby stated that the existing detached garage would be setback further from the adjusted lot line, and thus less non-conforming than it is without the boundary adjustment.

Commissioner Toft inquired if the non-conforming gazebo pavilion can be improved upon. It was stated that any expansion to the structure must conform to the zoning requirements.

Chairman Moore asked if the City planning consultant would like to make a statement. Ms. Sukanek stated that ideally the non-conforming lot would be eliminated through a lot consolidation, but that the non-conforming lot is a legal lot of record, and that the City cannot require a consolidation. She also stated this adjustment plat serves as both the preliminary and final plat.

Chairman Moore asked if anyone from the public would like to address the Commission about this petition and no one came forward.

Commissioner Kahn made a motion to recommend approval of the Boundary Adjustment Plat of Lots 1 and 2 of the Conway Manor subdivision to the City Council. Commissioner Crowley seconded the motion. The vote was as follows:

Chairman McPherson Moore – “aye”

Vice-Chair Thomas Kahn – “aye”

Commissioner Tim Crowley – “aye”

Commissioner Robbye Toft – “aye”

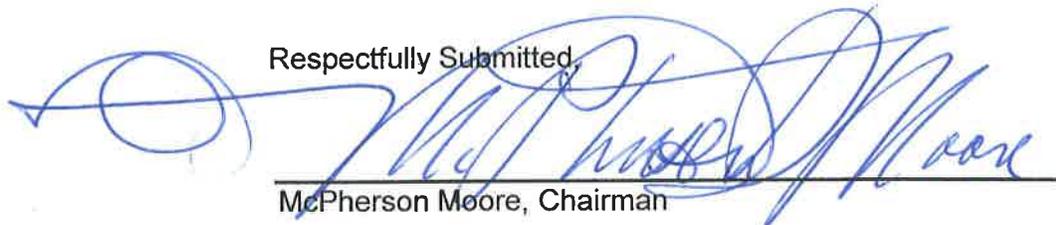
There were four (4) “ayes” and zero (0) “nays”.

The recommendation for the approval of the Boundary Adjustment Plat for lots 1 & 2 of Conway Manor subdivision was approved.

Chairman Moore announced that the next meeting of the Zoning & Planning Commission would be Wednesday, March 23, 2016 at 4:00 pm.

Commissioner Toft moved to adjourn the meeting, seconded by Commissioner Crowley and the motion unanimously passed. The meeting was adjourned at 4:27 P.M.

Respectfully Submitted,



McPherson Moore, Chairman