

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, MARCH 22, 2023 4:00 P.M.**

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

Chairman McPherson Moore
Vice Chairman Thomas Kahn
Commissioner Robbye Toft
Commissioner Susan Gausnell
Commissioner John Lochhead

Also present were Mayor Spewak; Erin Seele, City Attorney; Andrea Sukanek, City Planner; and Lori Mullins, Deputy City Clerk.

Approval of the Minutes from the meeting on February 22, 2023

The minutes were approved unanimously upon motion by Commissioner Kahn and second by Commissioner Toft.

Items for Consideration

ZPC 23-05 Amendment to Sections III and VII of the Ladue Zoning Ordinance regarding recreational marijuana facilities

Ms. Sukanek recapped the discussion from the February meeting concerning the need to update the Zoning Code regarding marijuana facilities. At the meeting, the Commissioners considered requiring buffers between facilities and residential properties. Olivette, University City and Lake St. Louis require buffers that set the minimum distance between residential properties and cultivation facilities. These buffers range from 500 feet to 1000 feet. Residential buffers, though not expressly stated in the state statute for marijuana have not been challenged.

Ladue permits marijuana cultivation/processing in the Industrial Zoning District. A significant part of this area is traversed by Deer creek; thus, most of the developable land is located in a floodway and could be construed as unduly burdensome. Discussion included restrictions, odor and buffer options.

Commissioner Toft moved that the City adopt an ordinance pertaining to marijuana production and distribution facilities, that would permit those facilities to be located solely within the industrial district; that the ordinance require that the facility have air handling equipment that would preclude a detectable odor beyond the property line; that the facilities not be located within 1000 feet of churches, schools or daycare facilities; and that the facilities not be located any closer than 350' from any residential district. The motion passed unanimously upon second by Commissioner Lochhead.

Adjournment

Commissioner Toft moved adjournment at 4:51. The motion passed unanimously upon second by Commissioner Gausnell.


Chairman McPherson Moore