

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
TUESDAY, NOVEMBER 06, 2018, 4:00PM

DOCKET 1258

MICDS
101 North Warson Road

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, November 6, 2018 at City Hall.

The following members of the board were present:

Chairman Liza Forshaw
Ms. Laura Long
Mr. Lee Rottmann
Mr. David Schlafly
Ms. Elizabeth Panke

Also present were: Erin Seele, City Attorney; Lori Wrobel, Administrative Assistant; Andrea Sukanek, City Planner; Councilman John Fox; and Mayor Nancy Spewak.

Chairman Forshaw called the meeting to order at 4:00 PM. She stated that there would be one hearing taking place.

Approval and Adoption of the Agenda

Mr. Schlafly made a motion to approve the agenda. Ms. Long seconded the motion. All those present were in favor and the agenda was approved.

Approval of the Minutes from the September 4, 2018 meeting

Mr. Schlafly made a motion to approve the Minutes as submitted. Ms. Panke seconded the motion. All those present were in favor and the minutes were approved.

Docket 1258 Petition submitted by Elizabeth Miller on behalf of MICDS, for the property located at 101 N Warson Road. Petitioner is requesting relief from the City Planner denying a Sign permit application due to exceeding the maximum number of signs allowed per educational institution as stated in the Ladue Code of Ordinances Chapter 130, Section 130-5(4).

Chairman Forshaw asked the City Planner for an explanation of the denial.

Ms. Sukanek stated that the proposed plan replaces six existing signs. Five proposed signs will be 16 square feet in size and 6' tall. One sign will be 12 square feet in size and 4.5' tall. There was an approved variance in 1999 allowing five signs. The request does not exceed the maximum allowed size in the sign code.

Chairman Forshaw introduced the following exhibits to be entered into the record:

- Exhibit A – Zoning Ordinance 1175, as amended;
- Exhibit B – Public Notice of the Hearing;
- Exhibit C – Letter of Denial dated October 1, 2018;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the applicant requesting the variance dated September 28, 2018;
- Exhibit F – Entire file relating to the application

Ms. Miller, Jill Clark and Bob Jett of MICDS and Steve Calhoun of ASI Signage Innovations were sworn in. Ms. Miller addressed the Board. She stated the existing signs were erected at each of the six entrances in 1999. The signs are obsolete, difficult to read and do not accurately represent the character of the school or the city. The biggest concern is the necessity of directing first responders, students and visitors on the 33-building campus. These signs must be up to date and easy to read.

After a discussion of the facts presented, including the size and complexity of the school grounds, and the safety of students, staff and visitors, Ms. Long made a motion to overturn the ruling of the City Planner and grant a variance allowing six signs, not to exceed 16 square feet in size and 6 feet in height. Ms. Panke seconded the motion. The vote was as follows:

Chairman Liza Forshaw	“approve”
Ms. Laura Long	“approve”
Mr. Dan Welsh	“approve”
Mr. David Schlafly	“approve”
Ms. Elizabeth Panke	“approve”

With five (5) votes in favor and zero (0) against, the variance was granted.

Adjournment

At 4:22 Ms. Long made a motion to Adjourn the meeting. Ms. Panke seconded the motion. A unanimous vote in favor was taken.

DOCKET 1258

DATE OF HEARING November 6, 2018

NAME Elizabeth Miller, MICDS

DESCRIPTION OF PROPERTY 101 N. Warson Road

CAUSE FOR APPEAL Petition submitted by Elizabeth Miller on behalf of MICDS, for the property located at 101 N. Warson Road. Petitioner is requesting relief from the City Planner denying a Sign permit application due to exceeding the maximum number of signs allowed per educational institution as stated in the Ladue Code of Ordinances Chapter 130, Section 130-5(4).

RULING OF THE BOARD After a discussion of the facts presented, the Board granted the variance allowing six signs, not to exceed 16 square feet in size and 6 feet in height.



Ms. Liza Forshaw, Chairman