

MINUTES OF THE MEETING  
ZONING AND PLANNING COMMISSION  
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY FEBRUARY 27, 2013

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 4:04 PM. The following members were present:

Chairman Peter Fischer

Vice Chairman McPherson Moore

Commissioner Margaret Holtman

Commissioner Tom Kahn

Commissioner James Howe

Commissioner John Lochhead

Absent: Commissioner Timothy Crowley

Also present were Mayor Anthony Bommarito, Mr. John Fox, Councilmember Ward II, Mrs. Nancy Spewak, Councilmember Ward III, Mr. Michael Wooldridge, Assistant to the Mayor/City Clerk, Mr. James Pona, Zoning and Planning Consultant, and Mr. James Schmieder, Building Department & Code Enforcement.

APPROVAL OF MINUTES

Chairman Fischer asked if there were any amendments or corrections to the minutes from the January 23, 2013 meeting. Commissioner Howe moved to approve the minutes with the correction. Commissioner Kahn seconded the motion and it passed unanimously.

PUBLIC FORUM

No one was present to address the Commission.

Chairman Fischer introduced the first item on the agenda, an amendment to Zoning Ordinance 1175, Section IV-C, regarding fence regulations.

Mr. Wooldridge provided an overview of the current fence ordinance to the Commission. Mr. Wooldridge noted several key considerations of the ordinance are fence material, height, and location within a required front yard. Mr. Wooldridge identified several instances in which 6' tall privacy fences have been installed adjacent to the roadway with little or no landscape installed on the exterior side of the fence.

Mr. Wooldridge noted after the ordinance was amended to allow privacy fences along certain public roads on corner and double frontage lots the fences became an issue. Mr. Wooldridge stated the landscape requirement became difficult to enforce as plantings were installed but later died or were never planted on the exterior side of the fence as required.

Commissioner Howe suggested a privacy fence would be more aesthetically pleasing than playground equipment or typical rear yard accessories. Chairman Fischer suggested hedges and dense landscaping would accomplish the same effect as a privacy fence and be more aesthetically pleasing particularly along the public corridors.

Mr. Wooldridge suggested the Commission consider amending the ordinance to prohibit chain link fences and fences exceeding 42" in any front yard of a property.

Chairman Fischer noted the Commission had considered revising the fence ordinance on several occasions, most recently just three years ago, and believed the ordinance in place worked well for the majority of the City's residents.

Commissioner Lochhead stated he believed most issues pertaining to fences would be best addressed by neighborhood indentures rather than the City's ordinance.

Commissioner Holtman commented that she was supportive of certain privacy fences, particularly in higher density residential neighborhoods which offer very little privacy.

Commissioner Lochhead moved to recommend to the City Council no change to the City's fence requirements as written in the Zoning Ordinance 1175. Commissioner Holtman seconded the motion and the vote thereupon was as follows:

Chairman Peter Fischer	"Aye"
Vice Chairman McPherson Moore	"Aye"
Commissioner Margaret Holtman	"Aye"
Commissioner Tom Kahn	"Aye"
Commissioner James Howe	"Aye"
Commissioner John Lochhead	"Aye"

Commissioner Howe moved to adjourn the meeting. Commissioner Holtman seconded the motion and the motion unanimously passed. The meeting was adjourned at 5:05 PM.

Respectfully Submitted,



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M. Peter Fischer, Chairman