

MINUTES OF THE MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY MAY 6, 2014

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 8:03 AM. The following members were present:

Chairman Peter Fischer

Vice-Chair McPherson Moore

Commissioner Timothy Crowley

Commissioner Margaret Holtman

Commissioner Thomas Kahn

Absent: Commissioner James Howe

Commissioner John Lochhead

Also present were Mayor Nancy Spewak, Mr. Michael Wooldridge, Assistant to the Mayor/City Clerk, Mr. John Maupin, City Attorney, Mr. James Schmieder, Director of Building and Zoning, and Mr. Michael Gartenberg, Building Official.

PUBLIC FORUM

No one was present to address the Commission.

Chairman Fischer introduced the only item on the agenda, ZPC 13-08, discussion of a proposed amendment to Zoning Ordinance 1175 providing standards, procedures for plat approval and amendments relating to the establishment of Planned Unit Development Districts.

Chairman Fischer advised there were items for discussion in executive session involving legal matters under RSMo. Section 610.021 (1).

Commissioner Kahn moved to go into closed session for discussion of legal matters as provided under RSMo. 610.021 (1); seconded by Commissioner Crowley, and the vote thereupon was as follows:

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| Chairman Peter Fischer | "Aye" |
| Vice-Chair McPherson Moore | "Aye" |
| Commissioner Timothy Crowley | "Aye" |
| Commissioner Margaret Holtman | "Aye" |
| Commissioner Thomas Kahn | "Aye" |

The motion was passed unanimously.

(The Commission went into closed session at 8:05 AM with Mayor Spewak, Mr. Wooldridge, Mr. Schmieder, Mr. Gartenberg, and Mr. Maupin.)

The Commission returned to an open meeting at 8:42 AM.

The Commission conducted a review of the proposed amendment to Ordinance 1175. Vice-Chair Moore noted the amendment references the City's subdivision code and asked if the requirements of the code should be included with the PUD ordinance. Mr. Maupin stated the City's subdivision code is part of the City's Code of Ordinances and defines the minimum lot standards for the City and can be referenced but does not have to be included as part of the PUD ordinance.

Chairman Fischer asked how the City defines common ground as referred to by the proposed amendment. Mr. Wooldridge noted the common ground would be controlled by the neighborhood association but the City's Zoning Ordinance could be amended to include a definition. Mr. Wooldridge explained common ground is typically considered common use spaces maintained by a neighborhood association. Mr. Schmieder noted there are several

similar spaces within the City including a large three acre tract adjacent to Graybridge Rd. which is maintained by the local neighborhood association.

Commissioner Kahn noted the reference to common ground under Section E should exclude road right-of-way. Mr. Maupin confirmed the overall density calculation and common ground would exclude areas dedicated to road right-of way.

Mr. Gartenberg noted the scale of the drawings referenced by item B on page 6 should be $\frac{1}{4}$ " : 1' and 1" : 50' respectively.

Mr. Wooldridge noted that similar to a special use permit process, the proposed PUD amendment would establish a process in which an applicant would be required to justify the use of a PUD and comply with the provisions outlined in the ordinance.

Commissioner Crowley moved to recommend approval of the proposed amendment with the discussed changes. Vice-Chair Moore seconded the motion and the vote thereupon was as follows:

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| Chairman Peter Fischer | "Aye" |
| Vice-Chair McPherson Moore | "Aye" |
| Commissioner Timothy Crowley | "Aye" |
| Commissioner Margaret Holtman | "Aye" |
| Commissioner Thomas Kahn | "Aye" |

Vice-Chair Moore moved to adjourn the meeting. Commissioner Kahn seconded the motion and the motion unanimously passed. The meeting was adjourned at 9:27 AM.

Respectfully Submitted,



Peter Fischer, Chairman