

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, April 25, 2018, 4:00 P.M.**

Commissioner Toft introduced herself and announced she would be the acting Chair of the meeting before calling the meeting of the Zoning and Planning Commission to Order at 4:08 P.M. The following members were present:

Commissioner Robbye Toft
Commissioner Tim Crowley
Commissioner John Lockhead
Commissioner Margaret Holtman

Also present were Assistant to the Mayor/City Clerk, Ms. Laura Rider; Public Works Director, Anne Lamitola; City Attorney, Erin Seele; City Planner Andrea Sukanek, Councilman, John Fox; and Mayor, Nancy Spewak.

Approval of the Minutes from the March 28, 2018 meeting.

Commissioner Toft shared her edits for the minutes from the March meeting. Alderman Howe made a motion to approve the minutes as amended. Commissioner Lochhead seconded the motion. All members voted "aye". The Motion passed.

Public Forum

There were no members of the public present.

Items for Consideration:

ZPC 18-02 Amendments to Sections V and XIV to amend, clarify, and adjust yard requirements and definitions along with other zoning-related building development issues in Zoning Ordinance #1175.

Ms. Sukanek addressed the commission with the proposed clarification of terms to aid in decision making consistency. She shared options and illustrations for through lots and corner lots to allow accessory structures in yards adjacent to roads under certain conditions. She gave examples and pictures of current accessory structures and pools adjacent to roads and potential attachments between structures. Ms. Seele stated that variances should not be easily granted, and if granted, must be granted consistently.

Option 1a Allow a yard adjacent to a street (if no legal address) to be considered a rear yard only in the case of a through lot (not on a corner lot)

Option 1b Allow a yard adjacent to a street (if no legal address) to be considered a rear yard only if the street is a public street the following road classification

1. Interstate
2. Principal Arterial (Lindbergh)
3. Minor Arterial (Clayton, Ladue, McKnight Rds.)

Option 2 An accessory structure may be built on a corner lot or through lot if the yard does not face the primary entrance to the home and the structure is at least 75 feet from the road.

Option 3 All yards adjacent to streets shall be considered front yards and must comply with front yard setbacks. Accessory structures may not be built in any yard adjacent to a roadway without a variance.

Discussion ensued. Ladue has many irregular lots, private streets, and "phantom streets" that require consideration. Concern was raised over the impact of possible unintended consequences.

Commissioner Toft made a motion to define an attached structure as "A structure that shares a common roofline shall be deemed attached and part of the same structure; materials connecting attached structure shall be consistent with the materials of the building façade and roof." Commissioner Holtman seconded the motion. All members present voted "aye". The motion passed.

Commissioner Toft made a motion to define a detached structure as "A structure that does not meet the definition of attached in this section shall be deemed detached and considered an accessory building." Commissioner Lochhead seconded the motion. All members present voted "aye". The motion passed.

The definitions of Front Lot Line, Frontage and Frontage Required Minimum were discussed and put on hold until more information is available for discussion.

Commissioner Toft made a motion for the Commission to vote to adopt the following three definitions as proposed by the City Planner:

Lot. "A platted parcel of land intended to be separately owned, developed, and otherwise used as a unit."

Lot Area Gross. "The total area of a lot as defined by the legal description of the property."

Lot Area, Net. "The gross area of the parcel minus the area of any public or private streets or rights-of-way." Commissioner Holtman seconded the motion. All members voted "aye". The Motion passed.

The definition of Lot Corner was discussed and it was decided to keep the definition as it is.

Commissioner Crowley made a motion to adopt the term Through Lot in lieu of the term Double frontage. The definition remains "A lot that has frontage on at least two streets which do not intersect." Commissioner Toft seconded the motion. All members voted "aye". The motion passed.

Commissioner Crowley made a motion to amend and adopt the terms "Nonconforming Lot" and "Nonconforming Use" as follows:

Nonconforming Lot "A lot currently existing, which does not conform to the current regulations of the district in which it is situated."

Nonconforming Use "An existing building, structure, or use of land existing and which does not conform to the current regulations of the district in which it is situated." Commissioner Lochhead seconded the motion. All members voted "aye". The motion passed.

Commissioner Holtman made a motion to replace "Lot of Record" with the term "Non-conforming." Commissioner Crowley seconded the motion. All present members voted "aye". The motion passed.

The terms Private Road, Rear Lot Line, Right-of-Way (ROW), Setback Line and Side Lot Line were discussed, and put on hold for the City Attorney to research for legal reasons.

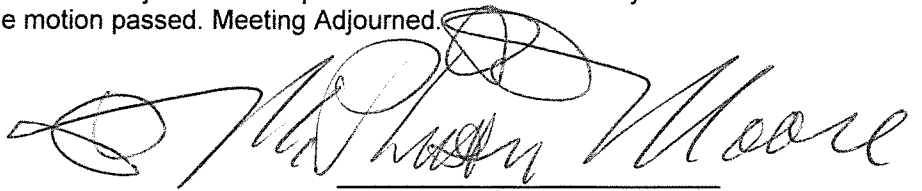
Commissioner Holtman requested that future packets have items numbered to simplify the process. Ms. Sukanek agreed, and inquired about direction for the next meeting. A discussion ensued. Ms. Sukanek is directed to implement the changes in definitions as agreed upon by the commission.

ZPC 18-03 Amendment to Zoning Ordinance #1175 regarding the keeping of chickens.

Mayor Spewak said the point is to have rules and regulations on the keeping of chickens. This discussion will be revisited at the next meeting.

Adjournment

Commissioner Lochhead made a motion to adjourn at 6:05p.m. Commissioner Crowley seconded the motion. All members voted "aye". The motion passed. Meeting Adjourned.

A handwritten signature in black ink, appearing to read "McPherson Moore". The signature is written in a cursive, flowing style with some overlapping loops.

Chairman McPherson Moore