

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, DECEMBER 16, 2020, 4:00 P.M.**

DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY TELECONFERENCE VIA ZOOM

Chairman Moore introduced himself, covered the basic procedures, including the recording of the meeting and called the meeting of the Zoning and Planning Commission to order at 4:01 P.M. The following members were present:

Chairman McPherson Moore
Vice Chairman Thomas Kahn
Commissioner Robbye Toft
Commissioner Maggie Holtman
Commissioner John Lochhead

Also present were Andrea Sukanek, City Planner; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; and Nancy Spewak, Mayor.

Approval of the Minutes from the October 28, 2020 meeting

Commissioner Toft made a motion to approve the minutes as submitted, seconded by Commissioner Holtman. All those present were in favor; the minutes were approved.

Items for Consideration

ZPC 20-16 Request for a Special Use Permit Amendment to erect a 624 square foot maintenance shed on the Litzsinger Ecology Center property, located at 9711 Litzsinger Road. Property is located in the A and B Residential Zoning Districts.

Daniel Stauder, Stauder Architecture, gave a brief overview of the 34.6-acre property, the history and the services they provide. Restoration is necessary to repair the property following MSD coming through with Project Clear. On site storage is needed to accommodate large equipment. There is a Special Use Permit that has been in place since 1991 and amended in 1996 for the current storage shed. The plan is to demolish the existing shed, replacing it with a larger shed, moving it to the north east thus placing it farther away from the property line and behind a line of trees.

City Planner, Andera Sukanek cited information regarding necessary conditions and required permits.

Commissioner Toft moved the following, that the Special Use Permit applicable to the Litzsinger Ecology Center property, located at 9711 Litzsinger Road be amended to allow the erection of an approximately 625 square foot maintenance shed as set forth in the submitted plans and the demolition of an existing maintenance shed. That the amendment be subject to the condition that for any trees of the caliper of 6" or more that are to be removed a tree removal permit must be acquired, and that work in all other respects must comply with City of Ladue Ordinances currently in effect. Commissioner Holtman seconded the motion. All those present were in favor.

ZPC 20-17 Request for a Special Use Permit Amendment to construct pickle ball courts and an outdoor pavilion at the Old Warson Country Club, located

at 9841 Old Warson. Property is located in the B Residential Zoning District.

Paul Fendler, Fendler and Associates, shared plans with a rendering for the first phase improvement to the existing club house and tennis courts on south side of the property. Phase two will be golf training, golf improvement and a drop off area.

The proposal includes renovation of five tennis courts including surface, netting and drainage, a 1,420 square foot open-air pavilion with seating and restrooms, pickle ball courts and relocating the tennis courts 10 to 20 feet to the south. The courts will be lowered to lessen the impact along Old Warson Road. Tree removal and aggressive landscape plans are included. The lighted pickle ball court plans are in compliance with city zoning code. The chain link fence around the courts is permitted, but a variance will be required due to placement in the required setback along Old Warson Road. The landscape plan includes a new buffer of trees between the courts and the road.

City Planner Andera Sukanek stated the plan has Architecture Review Board and Fire Department approval. The proposal meets greenspace and stormwater requirements. A variance will be required for the fence, and necessary conditions and required permits must be obtained. Neighbors have been apprised. Pickle ball hours are 7:00am - 9:30pm. Other courts close at dusk.

Commissioner Toft moved that the Special Use Permit granted to the Old Warson Country Club at 9841 Old Warson Road be amended to permit the demolition of existing sports courts and the construction of tennis, and pickle ball courts and an outdoor pavilion per the design submitted by Mr. Fendler subject to the following conditions:

- That the applicant must secure tree removal permits as required by ordinance
- That a landscape plan must be submitted and approved by the City's Landscape Architect
- Stormwater approval/MSD Approval must be obtained
- That lights and courts are not used beyond the hours stated in the application
- That the project complies with the Ordinances of the City of Ladue in all other respects

Commissioner Holtman seconded the motion. All those present were in favor.

The next meeting date will be January 27, 2021.

Ms. Sukanek was contemplating additional meetings for discussion and feedback on the Comprehensive Plan. Mayor Spewak reported the plan has been reviewed by staff. Stating the importance of feedback from the Commissioners. Implementing the vision of the City is the framework for Zoning and Planning.

At 4:42p.m. Commissioner Holtman made a motion to adjourn. Commissioner Toft seconded the motion. All those present were in favor and the meeting was adjourned.

Chairman McPherson Moore