

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JULY 27, 2022 4:00 P.M.**

Chairman Moore introduced himself, covered the basic procedures 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
Commissioner Maggie Holtman (left before conclusion of meeting shortly before 5pm)
Commissioner Tim Crowley
Commissioner John Lochhead
Commissioner Tom Kahn

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

Approval of the Minutes from the June 28, 2022 meeting

The minutes were approved upon motion by Commissioner Crowley and second by Commissioner Lochhead.

Items for Consideration

- 22-11** Request to extend the existing Special Use Permit for Rock Hill Quarries to continue to operate a demolition landfill at 1200 N. Rock Hill Road for an additional 5 years. Property is located in the H Industrial Zoning District.

Ms. Kate Stock-Gitto addressed the Commission regarding the request to continue the Special Use Permit (S.U.P.) for an additional five years. As it stands, the permit will expire December 31st. In 1975 the City authorized the property's use as a construction landfill, with the requirement that the quarry return to the City to extend the S.U.P. periodically. It is currently estimated that there is 5-7 years of remaining airspace volume.

The installation of infrastructure during the MSD "Project Clear" triggered the removal of the berm and several mature trees. Subsequently, Ameren updated electrical facilities on the property and in the process remaining vegetation was eradicated.

The quarry also requests consideration to add a fence as a permitted type of screening to conceal the quarry from residents.

An 8' double sided, Bufftech molded fence, with 15 clusters of 3 trees is proposed to screen the area. The fence permit has been issued by the City. Clusters of evergreens, arborvitae, and Norwegian spruce trees function to soften the appearance of the fence.

The quarry is receiving some compensation from MSD related to disturbance of the property; Ameren is willing to negotiate and work towards a solution.

Mr. George Stock reported the fence is to be installed at the expense of the quarry in efforts to screen the area. The 4' berm was located on the ridge, as were many mature trees. The quarry did not remove the screening; they have been improving the area for over 60 years. The proposal includes planting approximately 6' tall trees. As the landscape grows the screen will fill in.

Mark Rossow, 9568 Park Lane reported the screening may be sufficient when standing on level ground, but not from his deck. He has lost the full forest view, and an 8' fence will not screen the view of the commercial storage area. An appraiser shared his opinion which was \$80,000 less than the St. Louis tax appraisal, due to the back yard view or "market factor." Mr. Rossow finds this solution in violation of the ordinance and unacceptable.

Marjorie Berkley, 9578 Park Lane, shared her concerns regarding noise. Construction staging begins at 5:00 a.m. and loud construction continues in the early morning hours. She believes a fence may help muffle the sound.

Nathanial Helms, 9552 Park Lane, lives across from the Ameren substation. The gate opens between 4:30 and 5:00a.m. and an influx of vehicles come and go. In his opinion the fence would provide safety and noise reduction, but must be much taller to block visibility of the quarry.

Jackson Otto, 9544 Park Lane, spoke in opposition of the screening plan, and thus the S.U.P. continuance echoing previous statements.

James Bond, 9560 Park Lane resident. He was a subdivision trustee in the 1990s when the berm and pine trees were added. He advocated for much taller trees. He also shared storm water concerns.

Ms. Sukanek shared information on the S.U.P. The quarry had maintained the berm, replacing dead trees as needed. They meet all state requirements. Conditions would follow previous permit conditions.

The noise ordinance in place prohibits any construction nuisance before 7:00 a.m. A taller fence could be approved, as the berm has been eliminated.

Ms. Seele stated that the S.U.P. gave specific direction that was applicable before situation changed. A reasonable and adequate solution must be determined.

Mr. Stock suggested a postponement. He would like to find an agreeable solution for everyone. He added that a site visit would allow the Commissioners to see the area from a different perspective.

Mayor Spewak stated the quarry has a history of working together with the City. Alternative screening will be explored. The quarry will be working together with the City to find screening that lives up to the charm of Park Lane.

Commissioner Kahn moved for a continuance of the request for an extension of the Special Use Permit for Rock Hill Quarry. The motion passed unanimously upon second by Commissioner Crowley.

Adjournment

The meeting was adjourned upon motion by Commissioner Kahn and second by Commissioner Crowley at 5:21 p.m.



Chairman McPherson Moore