

**MINUTES OF MEETING**  
**ZONING AND PLANNING COMMISSION**  
**CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI**  
**WEDNESDAY, SEPTEMBER 27, 2017, 4:00 P.M.**

Chairman Moore called the meeting of the Zoning and Planning Commission to Order at 4:00 P.M. The following members were present:

- Chairman McPherson Moore
- Vice-Chair Thomas Kahn
- Commissioner Jim Howe
- Commissioner Robbye Toft
- Commissioner Margaret Holtman
- Commissioner Tim Crowley

Also present were City Planner, Andrea Sukanek, City Attorney, Erin Seele and Councilman John Fox.

Chairman Moore introduced himself and announced some basic procedures for the meeting.

**APPROVAL OF MINUTES**

Chairman Moore stated there was one set of minutes to approve from the July 26, 2017 meeting of the commission. Commissioner Crowley made a motion to approve the minutes as written, the motion was seconded by Commissioner Kahn. All those present were in favor and the meeting minutes were approved.

**PUBLIC FORUM**

None

**ZPC 17-05**

**Proposed text amendment to Zoning Ordinance (#1175),  
Section V regarding floor area ratio requirements and other  
proposed construction requirements in the E-1 Zoning  
District.**

Ms. Sukanek stated that the item has gone to City Council and they would like the text amendment to apply to all zoning district, not just the E-1. While E-1 is a higher density area, it is important to manage storm water runoff in other areas of the City. After further review it was decided that the calculation for square footage would be taken from the exterior walls, not the interior walls. After input from the Building Official, it was determined that this is the more commonly used practice and measuring from interior walls can add unnecessary review time to the permit review process. This changed would slightly reduce the overall lot coverage in the E-1 district.

The Commission discussed the livable space inside a house under that measurement system. Some were concerned this would make homes too small in the E-1 district. Options such as attached garages with livable space over them was discussed.

Ms. Lamitola stated that all new homes must go to MSD for approval. With these ordinance changes, the threshold would not allow for any runoff. The property would have to implement a storm water mitigation system, such as a raingarden or swale to handle the runoff. The applications would be reviewed by someone on staff, either the Storm Water Engineering Manager or Building Official.

Ms. Toft asked if an architect were qualified to submit their opinion on storm water runoff.

Ms. Lamitola stated that per Code, plans for any project over 400 sq. ft. were required to bear the seal of a design professional, that would include a licensed architect with regards to storm water calculation or runoff.

A discussion followed about potential wording changes. It was suggested that the term the following changes be made to Section 6: Replace “developer” with “applicant” in Sec. 6-b (4). The term “registered design professional” should be replaced with “licensed civil engineer” Section 6-b (3). And the sentence in Sec. 6-b should read prior to “any” construction, not “all” construction.

Ms. Toft made a motion to accept the proposed changes to Ord. 1175 with the modifications as follows; The second section of the intro, under the third WHEREAS should read “...not in character with the existing neighborhood, and cover too much of the lot, or cause storm water runoff problems;” Section 6-b shall read “prior to any construction requiring a building permit...”, Section 6-b (3)IX shall state “The seal of a licensed civil engineer...”, and Section 6-b (4) shall read “commissioned by the City at the cost of the applicant...” to be forwarded to City Council. Mr. Crowley seconded the motion.

The vote was as follows:

Chairman McPherson Moore – “aye”

Vice Chair Thomas Kahn – “aye”

Commissioner Jim Howe – “aye”

Commissioner Robbye Toft – “aye”

Commissioner Margaret Holtman – “aye”

Commissioner Tim Crowley – “aye”

There were six (6) “ayes” and zero (0) “nays”. Motion passes.

#### **ZPC 17-08**

#### **Proposed text amendment to Zoning Ordinance (#1175), Section III, regarding zoning district regulations. Add additional commercial zoning district. Changes to Section VII regarding special use regulations.**

Ms. Sukanek stated that after some recent zoning questions she was proposing some organizational changes that break out each district and outline their appropriate uses. There was little change to their content. Ms. Sukanek outlined some of the changes that were minor such as the description of Public Park under Special Use Permits. There was some rewording with relation to communication towers.

Commissioner Crowley shared some discrepancies with the lot dimensions and frontages listed under Zoning District C. It was determined these were types and would be adjusted accordingly.

Mr. Crowley asked for the difference between Zoning Districts E and E-1. Ms. Sukanek stated that E-1 was the Clayton Road Park area. There were enough needs that were different from E Zoning District that a sub-section was created to accommodate that.

The other recommendation was the addition of a second commercial zoning district category (G-2) be created to include areas currently zoned "G" commercial that lie east of I-170 and both commercial areas adjacent to Lindbergh. All commercial areas along Clayton Rd. would be zoning district G-1. These changes would be very similar to current G commercial for G-1, while G-2 would allow for a few additional uses.

A discussion followed about the purpose and reason to allow more leeway in G-2. This would clear up confusion for business license that may need Special Use Permits.

Mayor Spewak expressed that there was a desire on the part of residents to maintain the characteristics of residential areas. The intent was to encourage greater development in G-2, not to prohibit more from G-1.

Ms. Sukanek gave an overview of the included Zoning District Table and uses permit, prohibited and requiring an SUP. There were proposed additions of a specific sections for to provide more express definitions for certain uses that had previously not been defined. The table used the abbreviations of P = permitted, S = Special Use Permit requires, and X= not permitted even with Special Use Permit. A key would be added for ease of reference.

A discussion followed regarding communication towers, their different categories and the prohibiting of them in G-1. One of the more substantial changes was the addition of definitions and criteria for Automobile Leasing or Sales and Drive-Through and Mobile Banking facilities under Section VII for Special Use Regulations.

Commissioner Howe asked how the Drive Through Banking Facilities could be developed into a use such as a drive through donut shop. Ms. Sukanek explained that the use would not be permitted. The change of use required approval, the ability to utilize a drive-through would not stay with the space that a bank previously occupied.

The next meeting date was set for October 25<sup>th</sup>, 2017.

Commissioner Howe made a motion to adjourn, Commissioner Toft seconded the motion. All present voted "aye" and the meeting was adjourned at 5:50pm.



Chairman McPherson Moore