

**MINUTES OF MEETING**

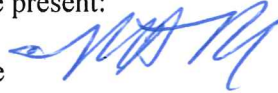
**ZONING AND PLANNING COMMISSION**

**CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI**

**WEDNESDAY, October 25, 2017, 4:00 P.M.**

Chairman McPherson 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 Tim Crowley  
Commissioner John Lochhead



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

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 September 27, 2017 meeting of the commission. A discussion ensued about adding additional clarification on page 1 about measurements from interior walls and clarification on page 3 to state "...areas currently zoned 'G' commercial that lie east of I-170 and both commercial areas adjacent to Lindberg." Commissioner Lochhead moved to approve the minutes as amended. The motion was seconded by Commissioner Toft. All those present were in favor and the meeting minutes, as amended, were approved.

**PUBLIC FORUM**

Chairman Moore asked if anyone from the audience would like to approach the commission about non-agenda items and no one came forward. Public forum closed.

**ZPC 17-06**

**Request for approval of a Special Use Permit for a Communication Antenna in the "C" Residential District. Antenna is proposed to be installed on an existing pole located at 9551 Litzsinger Road in Tilles Park.**

Jeremy Linley, Civil Design Inc., addressed the Commission to explain that changes had been made from the previous application, in response to feedback that was received. The pole was proposed for a new location in the park and would utilize an existing pole. This would remove the

need to add an additional pole in the park, it would be surrounded by more mature trees and would eliminate the need for a solar panel. The equipment would use an old siren pole left in the park and would have a 10-foot fiberglass mast. This would entail a scaled back installation from the first proposal.

Mayor Spewak asked if the new location of a lower pole would compromise data collection. Mr. Linley stated that they did not anticipate that. If it was determined that data collection was a concern they did have the option to add a larger mast. The system is designed to improve meter reading by performing readings more frequently.

A discussion ensued regarding the feasibility of the color of the mast and boom used on the pole. Mr. Linley stated there could be some flexibility.

Commissioner Crowley made a motion to recommend approval of a Special Use Permit for a Communication Antenna at 9551 Litzinger Rd. Commissioner Toft 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 Tim Crowley – “aye”  
Commissioner John Lochhead – “aye”

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

**ZPC 17-08**

**Proposed text amendments to Zoning Ordinance (#1175).  
Proposal would add an additional commercial zoning district to  
Section III and also make changes to Section VII regarding  
Special Use regulations.**

Ms. Sukanek continued the discussion that was started at the September meeting. She addressed the definitions of the antenna types that was included in the Commission’s packet. She stated that there were a few changes from the previous meeting, one of them being that communication antenna were removed from being allowed in the E-1, E, and G-1 zoning districts.

A discussion followed about whether businesses should be allowed to have communication antenna on their building for profit from a third-party company such as Sprint or another cellular provider. Commissioners discussed prohibiting antenna in certain areas. Some felt that was too limiting and could be controlled by the Special Use Permit (SUP) process. City Attorney, Nathan Nicklaus, would perform some research into controlling or prohibiting them based on an SUP.

The Commission discussed prohibiting certain uses in commercial districts. Zoning Code modifications suggested were to change the wording about multi-level parking, prohibit self-storage, tattoo parlors, and vape shops.

Ms. Sukanek stated that a definition for “massage parlor” was formed to be clearer. Massage therapy uses require a license from the state for massage professionals. There was the potential for proposing an addition of this under “day spa” use. Chairman Moore wanted to make sure there is clear distinction between massage parlor and massage therapy, because they are not the same things.

A discussion regarding Special Use Regulations for automobile leasing changes and accessory auto sales ensued.

Suggestions were made to change the wording about drive throughs and mobile banking facilities relating to the stacking of cars facing the street.

Commissioner Crowley had some concerns about the requirement for space enough to have 20 cars in que. He felt that there were no properties that would allow that.

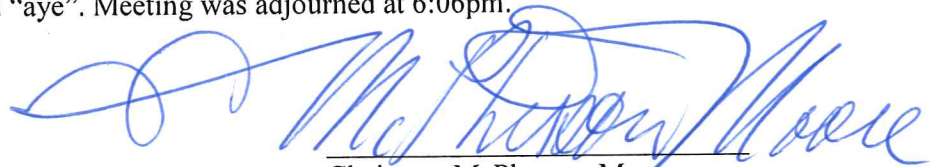
Ms. Sukanek stated that the intent of the requirement was to reduce the use of drive-throughs but that there were parcels with enough space.

The Commission discussed that the next meeting would cover any legal research compiled on communication towers and antenna and possible zoning restrictions and Special Use Permit limitations.

Ms. Sukanek stated that there was money in the budget for review of the Comprehensive Plan got 2018 and 2019 so that would be forthcoming to the Commission.

The next meeting date was set for November 29, 2017. This is a week later than normal to adjust for the Thanksgiving holiday.

Commissioner Toft made a motion to adjourn the meeting, Commissioner Crowley seconded the motion. All present voted “aye”. Meeting was adjourned at 6:06pm.



Chairman McPherson Moore