

MINUTES OF MEETING

ZONING AND PLANNING COMMISSION

CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI

WEDNESDAY, November 29, 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 Margaret Holtman
Commissioner Tim Crowley
Commissioner John Lochhead

Also present were City Planner, Andrea Sukanek; Public Works Director, Anne Lamitola; City Attorney, Erin Seele; Mayor, Nancy Spewak; Councilman, John Fox and Councilman, Patrick Hensley.

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 October 25, 2017 meeting of the commission. Some minor spelling changes were noted. Commissioner Kahn made a motion to approve the minutes. The motion was seconded by Commissioner Howe. All those present were in favor and the meeting minutes 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 17-08

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

Ms. Sukanek presented the text amendments to the Zoning Ordinance. Many of the changes were organizational in nature. Some wording changes were made regarding Special Use Permits in residential zones, regarding multi-level parking and automotive sales. A table

establishing setbacks and building height in G-1 was added. Wording changes for clarification were also added regarding “personal services.”

Commissioner Crowley did not like the idea of adding an additional commercial zoning district. He feels it is too much regulation. Ms. Sukanek stated that the intent was to help keep businesses smaller along Clayton Road near the residential districts. Mayor Spewak echoed Ms. Sukanek to state the desire was to keep a smaller development aesthetic in the G-1 and keep business heavily retail based.

A discussion about communication antenna on buildings ensued. Mr. Nicklaus, City Attorney, was still looking into some regulations. Ms. Seele stated that the Zoning Code could limit the height of an antenna and regulate things with an SUP. They also have the capability to limit spacing requirements between multiple antenna but they cannot limit the number of antenna allowed on a building. She also added that having a good definition of “concealed” antenna that really means you cannot see it at all would help with regulating. She suggested a separate work session to discuss the definition.

Ms. Sukanek gave an overview of changes and additions in Section VII. One change regarding G-2 was the removal of all items that were not industrial such as commercial or institutional uses. A section was added for auto leasing. After a discussion, the Commission suggested further broadening the code to include auto rental and leasing. There were also changes and removal of wording under Stealth Communication Towers. The greatest change would be allowing for greater flexibility with where concealed towers are allowed in residential zoning districts.

The new section on drive-through and mobile banking facilities was discussed. Commissioner Crowley would like to revise the requirement for the number of cars that can queue to 10 spaces instead of 20. Concerns were expressed over this requirement. The Mayor stated that it needed to be carefully thought out because in areas of G-2 there were already concerns with traffic. If the number of cars required to fit in a queue is decreased too much you could have the line of cars for a business blocking traffic. Commissioner Toft made the recommendation to make the section titles Drive-through or mobile banking instead of “and”. Ms. Sukanek reiterated that restaurant drive-throughs are prohibited per Section III. The requirement for queuing cars would be relative to banks, possibly pharmacies, and other drive-through uses. A drive-through restaurant is never stated as a permitted use.

A definition for medical/dental offices was added to further distinguish it from a clinic. Th definition would be “A medical office providing preventative care and treatment by a licensed healthcare professional by appointment. Up to 3 practitioners may be located in this office. No overnight boarding may take place.” The questions remaining would be the size of medical/dental offices and whether that size should be regulated. The other issues were the number of queuing spaces required.

Commissioner Holtmann added that the concept of an urgent care being more heavily trafficked than other medical or dental offices might be incorrect. The one near her home has the lessor amount of traffic compared to a pediatrics office and a dental office. Depending on the

practitioner, a medical or dental office could have a significantly higher volume in and out than an urgent care facility. Mayor Spewak added that ambulances do respond frequently to urgent cares and that should be considered. The location of urgent cares needing emergency response could impact that response time and the traffic.

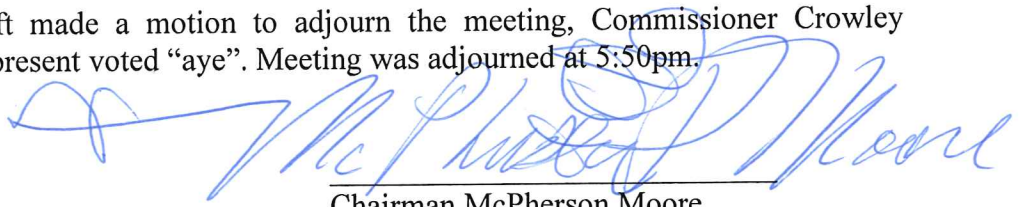
Ms. Sukanek went through some of the items that the Commission would need to make decisions on to move the text amendments forward. One of the larger issues being whether or not to break out the G-1 and G-2 commercial districts. She stated that she had done research of other cities and having many zoning districts was not uncommon. The City of Ladue has 8 districts while many other cities have up to 20. It is a common practice in many municipalities in the area.

After a discussion about decreasing the number of cars that can fit in a drive-through queue, the Commissioners all felt that 10 cars were a reasonable regulation. For medical/dental fronting a main arterial or collector road, with 3000 or more square feet, it would need an SUP in G-2 district but would be prohibited in G-1 district. The Commission felt ok with medical/dental being in G-1 district if it's at the rear of buildings or not visible from these main arterial/collectors.

Councilman Fox and the Commissioners would like maps of G-1 and G-2 with collector and arterial roads labeled for better visual understanding.

There will be no Z&P meeting for the month of the December. The meeting was rescheduled for January 9th, 2018.

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



Chairman McPherson Moore