

**MINUTES OF MEETING  
ZONING AND PLANNING COMMISSION  
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI  
TUESDAY, JANUARY 31, 2018, 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; Public Works Director, Anne Lamitola; City Council Member, John Fox 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 January 9, 2018 meeting of the Commission. Commissioner Crowley made a motion to approve the minutes as written, the motion was seconded by Commissioner Holtman. All those present voted "aye" and the meeting minutes were approved.

**ZPC 17-09**

**Request for approval of a Special Use Permit for Ladue High School to replace their current football field with a new turf field and new grandstand. Project will also include a new scoreboard, sound system, and field lights.**

Ladue High School Superintendent, Donna Jahnke addressed the Commission regarding some concerns that were expressed at the previous meeting. There had been comments made about the management of large crowds and traffic. She stated that the school already had attendance management in place for their events. Currently they had 17 events that were over 1,500 attendees. There had been no complaints known to them about traffic during these events over the past three years. She stated they would provide additional support if needed. The expanded parking and the construction workers moving offsite would have a large positive impact on the parking area. Ms. Jahnke provided a schedule of the night games that would be held in the new facility, 14 of those events would have lights and sound and 4 events would have only lights until approximately 4 o'clock.

Brian Webb, McClure Engineering gave some additional information about the proposed lighting. The 50-foot candles were the best for high quality lighting and the ability to reduce the light level. St. Louis County allowed poles up to 80' tall. Using less poles would not reduce spillage of light. Mr. Webb stated there were no other comparable high school fields in the area as most other lighting was HID while the fields at Ladue High School would use LED. In response to the question why they were requesting such high light poles, Mr. Webb explained that the higher the poles, the less spill light there was and they could light the field more evenly. A discussion followed regarding less foot candles, and lighting shields.

Brandon Harp, CEDC addressed the Commission and stated that they had submitted a storm water management plan to the City as well as to MSD. They expect approvals from MSD within the next week. A formal flood study was submitted to MSD and Reitz & Jenz. There was no rise or increase in erosive velocity. They were reducing flow and increasing detention. The new proposed basin would be a raingarden. Mr. Harp gave a brief explanation of its components.

Ms. Toft stated that the Commission had received an email from Fred Goebel with concerns. One of his questions was if the lockers needed to be underneath the proposed grandstand if there are already locker facilities in the school. Another question was if work done on the exterior, could the new facility match other buildings?

Steve Dehekker, Hastings & Chivetta, stated that they had submitted to the ARB and had taken the comments made at that meeting into consideration. They would look at the design but would not be able to mimic the existing buildings exactly.

## **PUBLIC FORUM**

Fred Goebel, 10016 Springwood Dr.- Mr Goebel lives south of the high school, across from the campus. He had several concerns such as exacerbated problems with traffic cutting through as it already happened and could be made worse by increased field use. The track is wider than existing, is that necessary? New architecture has exterior lighting that was never there before and the locker rooms drive the height of the grandstand an additional 10 feet. Mr. Goebel also stated concerns about the storm water impact on the neighborhood as they have experienced flooding in the past. Those flood waters bring debris and water to the neighborhood when Deer Creek rises.

Commissioner Holtman asked if the proposed location of the locker rooms was necessary.

Nick Gianino, Athletic Director, stated that the locker rooms in the school did not allow for separate space for other various sports nor did it allow for separate spaces for both home and away teams of both males and females. The lockers in the new addition would provide for that.

Ms. Sukanek stated that the school had presented the City with a Memorandum of Understanding. There were items relating to storm water and flood plain that needed to be addressed. Ms. Sukanek was satisfied with the safety and traffic management proposed. She stated that the Commission could impose the requirement that all lighting be terminated at the end of an event.

Ms. Lamitola stated that the City's engineering consultant had read through the submitted flood study. There were some slight increases in cross sections. Ms. Lamitola felt that these matters would need to go before the Flood Management Board.

Jim Holtrop, AcoutiControl shared that the current system would have 3-4 speakers that were directed at the spectators and not out towards the residential areas.

Commissioner Toft asked if the stadium were 10 feet lower, would that impact the sound levels? Mr. Holtrop stated that the difference would be minimal and not detectable to the human ear. It would change it less than ½ decibel.

Susan Norris, 928 Stonehenge- Ms. Norris stated that her backyard was directly against the school property. Her family had moved in about one year ago and she had children that attended school there. She felt the district had been very transparent about their intentions with the project. Many documents about their plans were available on their website. She felt the Friday night games were great family events

and enjoyed that there were activities parents and students could enjoy in a safe, structured environment. She has never noticed the lights to be an issue as they are pointed downwards.

Rose O'Donnell, 10050 Conway- Asked for clarification on the stream buffer requirement and setback issues. Ms. Sukanek stated that those would have to go to the Flood Management Board for a variance. Ms. O'Donnell asked how much water the detention ponds hold. Ms. Harp stated that was a very complicated calculation that could not be answered with a single number.

Chairman Moore introduced Lt. Jerry Schwartz from the Ladue Police Department. Lt. Schwartz stated that the PD did not have concerns about the events at the high school, they were always adequately staffed. The PD did not feel any cause for concern over the events that would take place at the proposed stadium.

Jim LaMont, 17 Conway- Mr. Lamont lived 300 yards north of the field. He was 100% in favor of the project and felt that it was time the school got with the 21<sup>st</sup> century. Their facilities should match those of other athletic programs. The Bond issue passed and the update was desperately needed. He has never heard of high school football being played on Saturday afternoons, and felt that Friday night games were a nationwide tradition.

Christy Thompson, 5 Foxboro- Ms. Thompson asked if the school would be performing a parking study.

Superintendent Jahnke stated that they would have more parking than ever before once the construction was complete and did not intent to conduct a parking study.

Eric Spirtas, parent of 3 students- Mr. Spirtas felt that Ladue School District had completed a very thorough process for the project based on City requirements. The students were excited to get into the new facilities. He felt very confident in the proposed project given the professionals that were involved.

Ms. Seele clarified that there would be a Special Use Permit (SUP) issued with the Memorandum of Understanding (MOU) as an attachment. The MOU did not replace the SUP.

*Commissioner Holtman had excused herself from the remainder of the meeting.*

Commissioner Toft made a motion to issue the Special Use Permit subject to the incorporation of the Memorandum of Understanding, ARB approval, compliance with City and County ordinances regarding light and sound levels and including all recommendations in Ms. Sukanek's report.

Commissioner Kahn seconded the motion. All members voted "aye". The motion carries.

**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 addressed some changes to these sections.

Commissioner Crowley felt that the changes created more restriction and too much regulations.

Ms. Sukanek went over the proposed changes. Page 1, Section 2 should have a 60' setback under "required front yard setback". On page 2, section 4(c) would allow a medical or dental office of

3,000 sq. ft. or larger and should include the wording “Must be set back at least 150” from the roadway.” Anything less than 150” from the roadway would be prohibited.

Page 8, Section 8 (a) added the wording “All drive-through service windows shall provide at least 10 queuing spaces.”

Ms. Lamitola addressed the Commission and stated that the changes to the Code of Ordinances would help staff administer the code more properly. There were a variety of reasons for the proposed changes, such as helping to foster new development. City staff had received feedback from the City Council and two districts were needed.

*Commissioner Crowley excused himself briefly from the meeting.*

Commissioner Kahn made a motion to adopt the text amendments as proposed by the City Planner. Commissioner Toft seconded the motion. All presented voted “aye”. Motion carries.

**ZPC 18-01                                    Amendment to Section V.G.(2) to modify the description of “green space” in Zoning Ordinance #1175.**

*Commissioner Crowley returned to the meeting.*

Ms. Sukanek gave a brief overview of the proposed changes. The requirement that the surface of a pool be considered impervious surface had been challenged in the past, making it difficult for some to meet our newly establish coverage limits. Research into other municipalities revealed that several in the area consider the surface of a swimming pool to be pervious with none of the swimming pool’s surface counting as lot coverage. Ms. Sukanek did not feel that the full area should count towards the greenspace but would recommended allowing 50% of the surface to count.

A representative from Poynter Landscape addressed the Commission and stated that 50-60% allowance would be practical.

After a discussion of the proposed changes the Commission felt that 50-75% permeable surface is usually open.

Commissioner Toft made a motion that text amendments be made to Section V-G (3) to state that the surface area of a pool shall receive a 75% green space credit. Commissioner Howe seconded the motion. All present voted “aye”. The motion carries.

*Commissioner Toft excused herself from the remainder of the meeting.*

**ZPC 18-02                                    Amendments to Sections III, IV, V, and XIV to amend, clarify, and adjust yard requirements and definitions along with other zoning-related building development issues in Zoning Ordinance #1175.**

Ms. Sukanek gave an overview of the proposed changes. They would revise existing sections by providing some reorganization and clarify some concerns related to property lines on irregular

shaped lots, allowing accessory structures where two front yards are considered to be present and the proposed limitation of accessory structure heights in certain zoning districts.

The Commission would review the changes proposed and complete their discussion at the next meeting, scheduled for February 28, 2018.

Chairman Moore called for a motion to adjourn, all members present voted "aye".  
The meeting was adjourned at 6:15pm.



Chairman McPherson Moore