

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
TUESDAY, JANUARY 9, 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
Commissioner John Lochhead

Also present were City Planner, Andrea Sukanek; City Attorney, Nathan Nicklaus; Public Works Director, Anne Lamitola; and City Council Members John Fox, Bill Brennan and 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 November 29, 2017 meeting of the Commission. Commissioner Holtman 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.

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 gave an overview of the proposed athletic facility. She stated that the renovations to the athletic facility was identified as a part of their Master Facility Plan. The first piece of that plan was to address matters relating to academics, and the remainder of funds would go towards campus renovations. Ms. Jahnke did understand that there was community concern about the frequency of use of the field. She stated that they would be open to entering into a Memorandum of Understanding with the City so that there was an agreement on usage.

Steve Dehekker, project architect with Hastings and Chivetta, presented a PowerPoint of the proposed track and field, grand stand, expansion and renovation of gymnasium and parking reconfiguration. He stated that the stadium held just under 2,000 spectator seats and would include a press box, video platform and lower level locker rooms.

Brandon Harp, CEDC, presented information on the site development, and storm water management for the project. Their design would be reviewed by Ladue, MSD and FEMA. The site would be handling all storm water on site with oversized detention basins.

A discussion ensued about the detention basins and the permeable nature of the new field. Mr. Harp sees no negative impact coming from the renovation and no erosive velocities from the storm water runoff.

Jim Holtrop, AcousticControl, presented the sound study for the proposed stadium. He showed comparisons of the sound emitted from the current stadium compared to the proposed sound projections. The new system minimizes sound blast into outer areas. The sound system is being moved so that the sound is directed in the opposite direction of what is currently in place. The new system will decrease the noise level from current status.

Commissioner Toft asked they would check sound projections after the project was complete to see if they were accurate. Mr. Holtrop stated that they would test and calibrate the sound system so that they were meeting the proposed plan.

Keith Cooper, McClure Engineering, presented the proposed field lighting design. They would be using LED fixtures that differ from what has been used in the past. There would be four poles, each 90 feet high, designed to 50-foot candle level.

Ms. Sukanek asked how 50-foot candles was selected for the design standard. Mr. Cooper stated that is the optimal lighting for spectators and player visibility.

Ms. Jahnke stated that most of the field use would be during the day or right after school. Nick Gianino, Athletic Director, stated that most football games took place on Friday nights. Weekend games were rarely an issue. There would be some pre-game music, announcers, and possible band and cheer teams.

PUBLIC FORUM

Jerry Freeland, 10024 Conway: Mr. Freeland has lived in Ladue for 39 years, he has no issue with the proposed updates but he is concerned with Friday night activities causing traffic issues when events are over. He also has concerns over track and field events starting with a gun shot.

Pete Gray, 13 Warson Terrace: Mr. Gray felt that the communication between the school and residents was lacking. He did not think proper wording was included in the Prop R language or other publications distributed by the school district. There was no mention of renovations to the athletic facilities. He believes that night time games will bring traffic, crime and disruption. He feels it will be highly impactful and disruptive. He would like to know if the City verified the storm water design.

Ashley Marguilis, 46 Picardy: She felt the renovation would be fabulous for the school and hopes it moves forward.

Charles Gerding, 17 Clerbrook: Mr. Gerding is a parent and resident spectator, he felt the renovation would be a wholesome and positive experience to foster a sense of community.

Kelly Waller, 617 High Hampton: Ms. Waller stated that her child that is a student at Ladue High School feels a lack of comradery at school because of no sporting events on their home fields. As a parent she feels it is safer for her children to attend home games as there is no travel needed. When she chose to send her child to a local school she expected there would be extracurricular activities there. She would like the school to have a "less antiquated facility".

Susan Norris, 928 Stonehenge: Ms. Norris is a new resident that moved to Ladue because of the school district. She is excited not to have to drive her son to away events and would enjoy her children doing activities at their own school. She would like there to be some buffer of trees provided.

Doug Walter, Springwood Dr.: Mr. Walter is in support of the project and loves hearing games.
Charity Thompson, 5 Foxboro: Ms. Thompson was a supporter of the high school by voting for Prop R. She felt that there was a way to do the renovation in compliance with the ordinance. She had some

parking concerns because traffic does line up on Foxboro when there is overflow. She stated there had been some instances of break-ins to vehicles where there was an influx of people at events. She would like to know that Ladue police are equipped to cover those events.

Ms. Lamitola stated that the storm water would be reviewed by City staff and a flood study will go to Reitz and Jenz, engineering consultants, for review.

Julie Schuster, 14 Berkley: Ms. Schuster is a parent that helped with the campaign for Prop R. She felt the district had managed funds well so that the athletic facility was possible. They had information posted on their website, there were meetings with staff, but they cannot make the community attend these meetings. They tried their best to be open to the residents for discussions. She feels this project will bring a real sense of community within the school itself.

Bonnie Freeland, 10024 Conway: Ms. Freeland would like to know why there cannot be games during the day on a Saturday instead of Friday night games.

Pat Coughland, 14 Granada: Mr. Coughland felt this was a significant benefit to the young children in the community to have evening games.

Eric Spirtas, Creve Coeur resident: Mr. Spirtas is a parent of Ladue High School students. He felt confident that MSD would be very involved in the storm water review, regardless of the City. He stated that Friday night games are a different experience to the community. The school wants to fill the stadium and build a sense of community.

A discussion ensued about City follow up with regards to the various studies. Staff can review and determine if a traffic study is warranted. There was discussion about further parking issues. Ms. Jahnke stated she was not aware of any issues that ever arose regarding parking or traffic. They provide security officers and people to direct and supervise parking and traffic for large school events.

After no further discussion, Commissioner Toft made a motion that the Commission continued the matter of a Special Use Permit so that City staff could review the required documents and for the Ladue School District to provide additional information that will be requested by the City. Commissioner Crowley seconded the motion.

The next meeting date was set for January 31st. at 4:00pm.

Chairman Moore stated that the other agenda item relating to zoning text amendments would be postponed until the next meeting.

Commissioner Crowley made a motion to adjourn, Commissioner Lochhead seconded the motion. All present voted "aye" and the meeting was adjourned at 6:30pm.



Chairman McPherson Moore