

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JANUARY 27, 2021, 4:00 P.M.**

DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY TELECONFERENCE VIA ZOOM

Chairman Moore introduced himself, covered the basic procedures, including the recording of the meeting and called the meeting of the Zoning and Planning Commission to order at 4:08 P.M. The following members were present:

Chairman McPherson Moore
Commissioner Robbye Toft
Commissioner Tim Crowley
Commissioner Susan Gausnell

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

Chairman Moore voiced his appreciation for Commissioner Howe's service, and welcomed Commissioner Gausnell.

Approval of the Minutes from the December 16, 2020 meeting

Commissioner Crowley submitted an amendment to the minutes. Commissioner Toft made a motion to approve the amended minutes, seconded by Commissioner Crowley. All those present were in favor; the minutes were approved as amended.

Items for Consideration

ZPC 20-18 Request for a Special Use Permit to operate a non-profit educational facility relating to art, architecture and ecology. Property is located at 9501 Clayton Road in the B Residential Zoning District.

Steve Trampe spoke representing Emily Rauh Pulitzer and her intent that upon her passing the 9501 Clayton property be conveyed to the Pulitzer Arts Foundation as a center for conservation and study involving art, history, architecture and ecology. It is Mrs. Pulitzer's intention and instructions upon the donation of this 15.66-acre property that the property and its improvements remain essentially unchanged to the benefit of the residents of Ladue, patrons of the Pulitzer Arts Foundation and the greater St. Louis area.

The proposal provides that onsite activities continue. The main use of the property is likely school groups. On rare occasions larger events could be held with seldom more than fifty in attendance. Limited occasional dinners or small gatherings may include alcohol. Temporary seating may be used for lectures or presentations.

Hours of use will rarely surpass 10:00 pm and will have no effect on bordering properties. No permanent signage, additional parking or changes in ingress and egress are planned.

The property includes a renovated two-story, 1,855 square foot residence and a one

story Bemoudy designed home of 3,096 square feet. The Bemoudy home will be brought up to meet ADA requirements. There are no plans for any additional buildings on the site.

There will be no change to the native prairie or the woods, the creek beds will continue to be managed for erosion, honeysuckle controlled, and native species growth promoted.

Ms. Sukanek reported 9501 Clayton Road is about 15.6 acres in size and located in the "B" residential zoning district. It is currently a residential property, with Ladue Middle School to the west and residential properties to the east, south and north.

Requirements for residential to non-residential conversion are based on the fire and building codes. The Fire Department requires driveway clearance for a firetruck suitable for emergency vehicle use. The tree canopy along the driveway is an obstruction.

Final fire code requirements are dependent on the facility group classification. This could shape occupancy constraints and could be addressed in the Special Use Permit. Handicap accessibility is required. The City may want to dictate hours, events, and maximum occupancy. The renovated residence is nonconforming and only 15-feet from the property line; the S.U.P. could restrict use to strictly residential use.

Jeanne Kloecker, 901 Barnes Road spoke in support of the S.U.P. with limited hours. She would not support the property becoming a park.

Charlie Clagget, 801 Barnes Road spoke in support of the S.U.P. and would like the hours of use defined. He shared concerns regarding easement, however no additional easements are planned.

Lee Bearman, 855 Barnes Road has lived next door to the property for almost 50 years and considers access to the property a privilege and pleasure. He would prefer a limited number for gatherings.

Commissioner Toft moved the following, that the Request for a Special Use Permit to operate a non-profit art, architecture and ecology educational facility for the property located at 9501 Clayton Road be continued until the next meeting of this Commission in order for the City Planner and Mr. Trampe to construct specific, mutually agreeable numbers, hours and other conditions of the SUP that will make the property viable for its intended use while respecting the needs of the neighbors. Commissioner Crowley seconded the motion. All those present were in favor.

At 4:38 p.m. Commissioner Crowley made a motion to adjourn. Commissioner Toft seconded the motion. All those present were in favor and the meeting was adjourned.

Chairman McPherson Moore