

MINUTES OF THE MEETING  
ZONING AND PLANNING COMMISSION  
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY JUNE 24, 2015, 4:00 P.M.

Chairman Fischer called the meeting of the Zoning and Planning Commission to order at 4:20 P.M. The following members were present:

Chairman Peter Fischer  
Vice-Chair McPherson Moore  
Commissioner Thomas Kahn  
Commissioner John Lochhead  
Commissioner Margaret Holtman

Also present were Mayor Nancy Spewak, Laura Rider, Assistant to the Mayor/City Clerk, Anne Lamitola, Director of Public Works, John Maupin, City Attorney, Michael Gartenberg, Building Official, and Vicki Gant, Building Clerk.

#### APPROVAL OF MINUTES

Chairman Fischer asked if there were any changes to the minutes of the June 10, 2015 meeting. Commissioner Moore moved to amend the minutes to state that Commissioner Lochhead made the motion to approve the meeting minutes, not Commissioner Crowley. Commissioner Kahn moved to approve the amended minutes; Commissioner Moore seconded the motion and it passed unanimously.

#### PUBLIC FORUM

A presentation was given by Brad Goss, 21 Maryhill. The major points of his presentation included inquiring about how the special use permit requirements been met by MICDS throughout the years, the proposed location of the stadium and how the height would create a loss of privacy for adjoining subdivisions, how the proposed

stadium will create significant noise for the residents, and traffic issues at the site. In summary, he is asking the Commission to request a master plan with capital improvements restricted for at least 8 years at MICDS and for the periodic review of the master plan. In addition, he requested the height of the hospitality building and stadium be reduced to one story, and that mature landscaping be planted.

Chairman Fischer asked if there were any questions regarding the presentation given by Mr. Goss. Anne Parker, 9 S Tealbrook, asked about the drainage issues on the south side of the track that adjoins Maryhill. Brad Goss, 21 Maryhill, explained that from his perspective, the drainage issue started when the baseball field was added.

Lisa Lyle, Head of School at MICDS, gave a presentation to answer questions that were posed at the last Zoning and Planning Commission meeting. She clarified that there would not be a change in the number of total games at the property and that the school agreed to later start and end times on weekends. It was also clarified that additional spectators are not anticipated, and there would be a new sound system with directional speakers which will be an improvement in the quality of the existing sound system, and the school will prohibit air horns. Ms. Lyle presented a plan showing that the height of the stadium has been lowered by 24 inches and the pavilion height lowered by 8 feet. Ms. Lyle spoke regarding the parking issues; she stated MICDS has plenty of parking and cannot control the illegal parking. She encouraged the residents to call the police department and have the cars towed. She stated they increase the number of signs and parking lot attendants. Ms. Lyle stated that the plans have been modified to add landscaping with a buffer 375 feet long and 58 feet wide. Ms. Lyle outlined the reasons why alternate sites were not chosen by board and why the proposed plan includes the location that MICDS best fits their needs.

Brandon Harp, Principal at Civil Engineering Design Source, addressed the storm water issues that were presented by residents at the last commission meeting. On the southwest portion of MICDS, there is an erosion issue in the existing drainage-

way that is fed from multiple properties, including MICDS. MICDS is willing to help address this issue by installing a bioretention basin on their property. They have participated in a meeting with concerned residents and Mr. Harp stated he would participate in a meeting with the City.

The next storm water issue is located on the north central portion of MICDS along the property lines of Tealbrook where ponding water exists. MICDS has suggested the removal of vegetation and regrading of the swale to eliminate the ponding. The debris in the creek north of the revetment is not on the MICDS property.

Commissioner Moore asked how the storm water is draining through the property. Mr. Harp explained that the drainage system generally runs from the north to the south in an enclosed drainage system that drains under Ladue Rd and to the south.

Commissioner Moore asked if there would be a solid buffer of trees along the north property line adjacent to the homes on Tealbrook and what percentage of such trees would be evergreens. The landscape architect from MICDS explained that 75 to 80 per cent would be evergreens.

Randy Jennings, 17 Maryhill, asked how the drainage system worked on the artificial turf fields. Brandon Harp explained artificial turf is designed to mimic how a grass field drains. Underdrains are installed to drain the artificial fields. The design meets the standards of MSD and other permitting agencies.

Brad Goss, 21 Maryhill, was questioned why his property was not incorporated into the solution that Mr. Harp developed for that area. He stated that he has erosion and wet areas on his property. Mr. Harp stated that he would walk that area again.

April Fee, 21 N Tealbrook, asked what the seating capacity of the new stadium is. Ms. Lyle responded that the permanent bleachers seat 1000 and that temporary bleachers will be brought every other year that accommodate an additional 600 patrons. Ms. Fee asked why the proposed stadium is designed to accommodate 1000 patrons if

the noise studies are based on typical crowds of 500 people. Ms. Lyle explained they would like to hold student gatherings in the stadium or possibly hold graduations there.

Debbie Goss, 21 Maryhill, asked how does MICDS propose to control mosquitoes. MICDS explained that the proposed bioretention basin drains out after a day and a half.

Geoffrey Nash, 13 N Tealbrook, was questioning the noise study completed by MICDS. Ms. Lyle explained that they used a highly qualified sound engineer for the modeling.

Nick Niknejadi, 18 S Tealbrook, questioned the grading data from the work performed in 2000.

Ken Bush, 11 N Tealbrook, made the statement that he believed the stadium would be better suited nestled into the hill by the administration building.

Michele Maue, 13 N Tealbrook, wanted clarification from Ms. Lyle regarding the statement she made earlier in her presentation when she said an increase of 60 days of games a year. It was clarified that the proposed field will hold 60 more games than it is currently holding, but there is not a net addition of games. Many sports are being consolidated onto one field.

Jim Gunderson, 16 S Tealbrook, made the statement that he felt MICDS should simply relocate the stadium to either the tennis court location or the field to the south of the tennis courts and install the necessary retaining walls in order to make this change. He stated that either of these locations would not be intrusive to the neighbors.

Jim Adams, 22 S Tealbrook, expressed concerns about the noise.

Anne Parker, 9 S Tealbrook, stated that she felt everyone could agree that the main concern was noise. She suggested the City hire an outside source to perform a live noise study. Also, she stated a model of the stadium would help to see a visual of what is being proposed. She also stated that taking the vegetation out along Tealbrook to fix the storm water issue would take away the little bit of privacy that exists today and

challenged the civil engineer to develop a solution that preserved the trees, but maintained or enhanced the landscaping.

Brad Goss, 21 Maryhill, asked the Commission if it was possible to see the alternative location plans from MICDS.

Chairman Fisher explained that the public input and discussion of the proposed amended SUP for MICDS would continue to the next meeting which will be held on Wednesday, August 26, 2015 @ 4:00 PM. He stated there would be no meeting in July due to a lack of a quorum.

Chairman Fisher moved to adjourn the meeting. The motion was seconded by Commissioner Kahn and the motion unanimously passed. The meeting was adjourned at 6:18 P.M.

Respectfully Submitted,

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M. Peter Fischer, Chairman