

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, APRIL 24, 2019 4:00 P.M.**

Vice-Chairman Thomas Kahn introduced himself, covered the basic procedures, and called the meeting of the Zoning and Planning Commission to Order at 4:02 P.M. The following members were present:

Vice-Chair Thomas Kahn
Commissioner Jim Howe
Commissioner Robbye Toft
Commissioner Maggie Holtman
Commissioner John Lochhead
Commissioner Tim Crowley

Also present were City Planner, Andrea Sukanek; City Attorney, Erin Seele; Director of Public Works, Anne Lamitola; Administrative Assistant, Lori Wrobel; City Council Members John Fox and Stacey Kamps

Approval of the Minutes from the March 27, 2019 meeting.

Commissioner Toft made a motion to approve the minutes with amendments. Commissioner Lochhead seconded the motion. All those present were in favor and the minutes were approved as amended.

Items for Consideration

ZPC 19-01 Request to amend the Special Use Permit for John Burroughs School due to proposed modifications to the campus site plan, including a modified athletic field, additional parking lot and entrance/exit onto Clayton Road, construction of a new Natatorium, and associated improvements. Applicant also wishes to add a 1.8 acre residential lot (9255 Clayton Road) onto the Burroughs campus. Property is located at 755 South Price road in the B Zoning District.

Andy Abbott, head of John Burroughs School addressed the Commission. After receiving and reviewing the comments revisions were presented. The second entrance/exit was condensed to one wider entrance and a large storm water basin was added to increase water retention.

Abby Castle, 9265 Clayton Road, addressed the Commission.

Discussion ensued; traffic, parking, sidewalks, greenspace and storm water were discussed.

After discussion Commissioner Crowley made a motion to approve the amendments to the Special Use Permit after removing a statement that a future traffic signal may be considered and adding stormwater approval requirements. Commissioner Holtman seconded the motion. All present were in favor. The motion carried.

ZPC 19-02 Request for Preliminary Plat/Final Plat approval to add an adjacent residential lot to the John Burroughs Campus. The adjacent lot is 1.8 acres and is located at 9255 Clayton Road in the B Zoning District.

Mr. Abbot shared information on the consolidation plat stating the property would house a staff member and family. This allows for additional adult presence around the clock.

Commissioner Crowley made a motion to approve the Plat. Commissioner Lochhead seconded the motion. All those present were in favor and the approval was granted.

ZPC 19-03 Proposed text amendment to Zoning Ordinance (#1175) to create land use regulations regarding medical marijuana facilities.

Ms. Sukanek gave a presentation regarding necessity to meet state mandates for medical marijuana. The City cannot prohibit facilities but can enact restrictions. Cities must provide regulations and possible locations for all 5 types of medical marijuana facilities; Cultivation, Infused Products, Dispensary, Testing and Transportation. The state mandates a maximum of 1000 foot buffer between schools, churches and day care centers. Boundary restrictions can be reduced but cannot be increased.

Commissioner Crowley made a motion to adopt a regulation allowing Dispensary operations in the G-2 commercial zone with a 1000-foot buffer for schools, churches, day cares and other dispensaries. Medical Marijuana Facilities practicing cultivation, processing, testing, and transportation would be allowed with a Special Use Permit in the H Industrial Zoning with the 1000-foot buffer. Ms. Sukanek's proposal includes additional requirements such as site plan information, odor control, business licensing. Those licensed by the state to grow their own cannabis must have it secured in a locked enclosure only accessible by the patient and their physician.

At 5:40 Commissioner Lochhead made a motion to adjourn. Commissioner Crowley seconded the motion. All those present were in favor and the meeting was adjourned.

Chairman McPherson Moore