

**MINUTES OF MEETING  
ZONING AND PLANNING COMMISSION  
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY, JANUARY 30, 2019, 4:00 P.M.**

Chairman McPherson D. Moore introduced himself, covered the basic procedures, and called the meeting of the Zoning and Planning Commission to Order at 4:03 P.M. The following members were present:

Chairman McPherson D. Moore  
Vice-Chair Thomas Kahn  
Commissioner Jim Howe  
Commissioner Robbye Toft  
Commissioner Tim Crowley  
Commissioner John Lochhead

Also present were City Planner, Andrea Sukanek; City Attorney, Erin Seele; Director of Public Works, Anne Lamitola; Administrative Assistant, Lori Wrobel and Mayor Nancy Spewak

**Approval of the Minutes from the December 19, 2018 meeting.**

After discussion, Commissioner Toft made a motion to approve the minutes as amended. Commissioner Crowley seconded the motion. All those present were in favor and the amended minutes were approved.

**Items for Consideration**

ZPC 18-20                      Request by Kupuna Properties to open a health and wellness center in the "G1" Commercial District. This use requires a Special Use Permit in the G1 zoning district. Facility is proposed at 9727 Clayton Road in the Granaway Shops complex.

Steve Tshudy, 7 Clermont Lane, addressed the Commission. The Special Use Permit is for a small high-end health and wellness center. Although it falls into the gym category it is not a gym. Members will come in once weekly for about 15 minutes. Hours of operation will be 8-6 Monday through Friday and Saturday morning. At peak times there will be a maximum of 4 cars parked on the lot.

Commissioner Crowley made a motion to approve the S.U.P. subject to certification of staff, obtaining a business license, compliance with city ordinances and regulations, and other conditions suggested in the staff report. Commissioner Toft seconded the motion. All those present were in favor and the motion passed.

ZPC 18-18                      Request made by David and Angie Porter to amend the Special Use Permit for the property with a residential structure exceeding 15,000 square feet at 1705 N Woodlawn. Request includes a re-subdivision of this property and the 4 lots to the north (1751 Woodlawn, 10050 Canter Hill, 10051 Canter Hill, and 2500 Denny Lane Court). All properties located in the "A" Residential District.

Traci Pupillo gave a presentation to the Commissioners to amend the Special Use Permit for the property with a residential structure exceeding 15,000 square feet at 1705 N Woodlawn.

The Porters have entered into sale contracts for the sale of 1705 N. Woodlawn. Under its contract, the property is to be reduced to a 7.5-acre tract.

Under this contract the Barn/Stable area would be consolidated with the 1751 N. Woodlawn property.

Applicants have filed a request to amend the SUP for 1751 N. Woodlawn, to subdivide the properties, and for variances.

The amendment to the SUP for the 1705 N. Woodlawn property will allow the subdivision of the 1705 N. Woodlawn property and the removal of restrictions related to the stable/barn area, as it will no longer be part of the parcel, as well as the re-subdivision of the adjacent lots.

The request to amend the 2010 SUP for 1705 N. Woodlawn includes removing paragraph 1- the deed restriction on the property preventing subdivision and removing paragraphs 8, 9, 10 and 16 which contain requirements related to the operation of the Barn/Stable area.

The amendment of declaration of restrictions related to the use of Denny Lane is under negotiation with the Huntleigh residents of Denny Lane. This declaration contains a provision regarding the removal of a bridge over Two Mile Creek providing access to the barn/stable area. There is reference to the City having authority to enforce removal of the bridge. Applicants seek removal of this obligation.

The re-subdivision of lots does not increase the number of lots. The lots would be amended as follows: 1705 N. Woodlawn (7.5 acres), 1751 N. Woodlawn (17.2 acres) 2500 Denny Lane Court (9.1 acres), 10050 Canter Hill Drive (5 acres) and 10051 Canter Hill Drive (5.3 acres).

Chris Blanton, Denny Lane Court resident of 33 years, addressed the commission regarding a private agreement with Denny Lane Court and John Wood, relating to the declaration of restrictions addressed earlier by Ms. Pupillo.

Tim Meyer of Volz Engineering addressed the Commission regarding stormwater issues and stated he would have an approval letter from MSD within a week.

Ms. Sukanek stated that staff would like a written statement to add to the file regarding stormwater management for the site.

Commissioner Crowley made a motion to remove current deed restrictions; accepting lots as platted with more than five sides and revising the S.U.P. to remove paragraph 8,9,10 and 16 pertaining to the barn/stable.

Commissioner Toft suggested amendments to the motion, which were approved by Commissioner Crowley. Commissioner Toft seconded the motion with the following amendments: 1- lifting the restriction to prevent future subdivision and approving the proposed subdivisions and re-imposing the restrictions that there be no further subdivision on the 1705 N. Woodlawn property; 2- the applicant seeking subdivision of the 1705 N. Woodlawn property shall undertake a study that meets the requirements of the City that the existing bridge on the property complies with the No Rise Ordinance, and if it does not, the applicant will be responsible for any modification so it does meet the no rise standard.

Traci Pupillo requested to add the option of obtaining a variance or Flood Management Board approval instead of the No-Rise, if needed.

Commissioner Toft added to the motion that the applicant will take whatever other measures are required so the subject bridge will meet the requirements of the Flood Management Board.

All those present were in favor and the motion passed.

**Review of a recommendation from the Comprehensive Plan Selection Committee to retain H3 Studio and Shockey Consulting to prepare an update to the Ladue Comprehensive Plan along with associated Strategic Plans.**

Commissioner Kahn made a motion to retain H3 Studio and Shockey Consulting to prepare an update to the Ladue Comprehensive Plan along with associated Strategic Plans. Commissioner Toft seconded the motion. All those present were in favor and the motion passed.

At 5:30 Commissioner Howe made a motion to adjourn. Commissioner Toft seconded the motion. All those present were in favor and the meeting was adjourned.

A handwritten signature in black ink, appearing to read "McPherson Moore". The signature is written in a cursive, flowing style with large loops and flourishes.

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Chairman McPherson Moore