

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, FEBRUARY 24, 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 Tom Khan
Commissioner Robbye Toft
Commissioner Tim Crowley
Commissioner Susan Gausnell
Commissioner John Lochhead

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

Approval of the Minutes from the January 27, 2021 meeting

Commissioner Gausnell made a motion to approve the minutes, seconded by Commissioner Lochhead. All those present were in favor; the minutes were approved.

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, returning from the January 27th meeting regarding Emily Rauh Pulitzer's future intent to convey the property and onsite activities at 9501 Clayton to the Pulitzer Arts Foundation. Mr. Trampe was granted a continuance in order to meet with the City Planner and return with specific numbers, hours and conditions for the Special Use Permit (S.U.P). Mr. Trampe shared the following conditions:

- Property will be residential in nature and not host more than 32 people or 16 per building on a regular basis.
- At least one restroom on the site shall comply with ADA accessibility standards.
- No more than 8 people shall stay overnight on the property at a given time. Property shall not be used as short-term rental.
- Twice yearly, a social event hosting up to 50 people may take place but must end no later than 10:00 p.m. and must be hosted by the owner of the property.
- The tree canopy shall be maintained to allow for emergency vehicles.

- Ingress and egress will remain as is.
- Large buses (over 30 feet in length) shall not be allowed on the property.
- No more than 12 cars may park on the site and may not park on the driveway.
- Property shall provide means for a fire truck to turn around on the property according to the requirements of the Ladue Fire Department.
- The addition or enlargement of any structures or the addition or enlargement of paved areas exceeding 20% of the current parking areas shall require an amendment to this SUP.

Discussion ensued regarding the benefit to the City and the students, the uniqueness of the property, it's beauty and topography.

Lee Bearman, 855 Barnes Road has lived next door to the property for almost 50 years and considers access to the property a privilege. He supports the Special Use Permit with the conditions.

Mayor Spewak shared that the Litzsinger Ecology Center donates to the City annually, the sum of current property taxes, about \$2600 a year. Mr. Trampe was in favor of a like donation.

Commissioner Toft moved that the Special Use Permit be issued to operate a non-profit educational facility relating to art, architecture and ecology on the Property located at 9501 Clayton Road to commence upon transfer with the following conditions: that the foundation annually donate the sum of taxes to the City that would be due if this were occupied as a single family dwelling; that guests may number up to 16 per building on a regular basis; that no more than 8 people stay overnight on the property at a given time; that twice annually a social event of 50 guests or less may occur hosted by the owner of the property and ending by 10 p.m.; that no buses over 30 feet in length are allowed on the property; that a maximum of 12 cars park on the site; that the property provide means for a fire truck to turn around according to the Ladue Fire Department requirements; that the tree canopy be maintained to allow emergency vehicles passage and that one restroom on the site complies with ADA accessibility standards. The motion was seconded by Commissioner Gausnell. All those present were in favor.

The next meeting will be held on March 24th.

At 4:39 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