

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JUNE 27, 2018, 4:00 P.M.**

Vice-Chairman Kahn called the meeting of the Zoning and Planning Commission to Order at 3:55 P.M. The following members were present:

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

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

Approval of the Minutes from the May 23, 2018 meeting.

With one correction, Commissioner Toft made a motion to approve the minutes as corrected. Commissioner Holtman seconded the motion. All those present were in favor and the amended meeting minutes were approved.

Public Forum.

No members of the public addressed the commission.

A. Items for Consideration:

ZPC 18-07 Request for Special Use Permit and Site Plan Review to build a 9,000 square foot retail building and parking lot at 9900 Clayton Road. Request will also involve an update to the existing joint parking agreement. Property is in the G1 zoning district.

George Stock, engineer for Scott Properties made a presentation of the site plan and S.U.P. for the commission to review. The property lies in the commercial district. The proposed development is a 9,000-square foot retail building. A special use permit is required for floor area greater than 7,500-square feet. The proposal is 9 parking spaces shy of the required 45 spaces. The plan meets most of the requirements apart from the required 10' planting strip next to the Clayton right-of-way which has been reduced to 5'. The plan does not comply with the zoning requirement that states no part of the required front, side or rear yard be used for parking. The commission pointed out that existing commercial properties also do not comply.

Public Comments

Ray Potter addressed the commission, with concerns of traffic along Clayton Road, and additional business impacting the problem. Discussion ensued regarding parking, traffic, the cupola, greenspace, crosswalks and pedestrian flow encouragement.

Commissioner Crowley made a motion to authorize a S.U.P. subject to a further study of the number of parking spaces, and all required variances. Commissioner Toft seconded the motion. All those present were in favor and the motion passed.

Commissioner Lochhead made a motion to approve the site plan. Commissioner Crowley seconded the motion. All those present were in favor and the motion passed.

ZPC 18-08 Request to update the existing Special Use Permit at 8866 Ladue Road for re-utilization of the existing mobile banking (drive through) facility. Property is in the G2 zoning.

Jamie Henderson of Henderson Associates Architects presented information on the minor proposed updates to the existing drive through bank building. The ATM will be moved against the building, and a two-lane drive-through will replace the existing 3 lane. The lanes will be increased to 9' wide. Patrons will still enter through Ladue Road and exit onto Hunter at a stop light. The S.U.P. does not transfer with the tenant.

City Planner, Andrea Sukanek stated the existing S.U.P. has several items that are not relevant to the property, and suggested removing points that are obsolete; she also suggested additional landscaping.

Mr. Henderson asked for the S.U.P. be granted, and landscaping to be a separate issue.

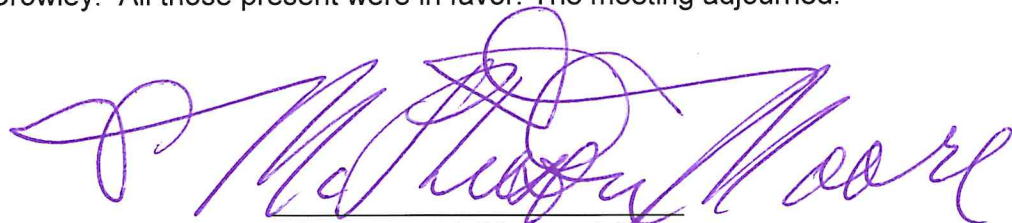
Commissioner Crowley made a motion to grant the S.U.P. subject to removing the obsolete points and with the condition that a landscaping plan, acceptable to staff, be presented prior to the July 16th Council Meeting.

Commissioner Holtman seconded the motion. All those present were in favor and the motion passed.

Commissioner Howe made a motion to table Item 18-02 **Amendment to Sections V to amend, clarify, and adjust yard requirements and related matters in Zoning Ordinance #1175.**

Commissioner Crowley seconded the motion. All those present were in favor and the motion passed.

Commissioner Holtman made a motion to Adjourn at 5:15PM. The motion was seconded by Commissioner Crowley. All those present were in favor. The meeting adjourned.



Chairman McPherson Moore