

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JULY 25, 2018, 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 4:13 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; Administrative Assistant, Lori Wrobel; Mayor Nancy Spewak and Councilman John Fox.

Approval of the Minutes from the June 27, 2018 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 18-11 Request for a subdivision to receive an exception from the maximum lot width to depth ratio as required in Chapter 94 of the Ladue code of Ordinances. Property is located at 9600 Litzsinger Road in the D residential zoning district.

Dr. Rank purchased the property to downsize and build a 3500 square foot home. Dr. Christopher Rank addressed the commission requesting an exception from the 3:1 lot width ratio to 3.8:1; to divide the lot into two. Easements, powerlines and flood plain are among the elements of his stated hardship. The property is in D-zoning; he is not requesting down zoning. When divided, the lots exceed the minimum requirement of square feet by 30%. He compared the lots to Litzsinger Woods. Discussion ensued. Topics included the three to one ratio being established, the building of Litzsinger Woods, the definition of hardship, and establishing a precedent.

Public Comment

Ray Stranghoener, 7 Litzsinger Lane, stated he does not see the need for 2 lots. He believes as a steward of the area, it should be protected, and exceptions should not be made.

Fred Switzer, 5 Litzinger Lane, stated he chose to live in Ladue because of the beauty. It is the responsibility of the Committee and the Council to protect the ordinances. He believes this may benefit the owner of the property but not the City.

Ben Palance, 9672 Litzinger Road stated he has lived here for four years, the character of the area, and the spacious area makes it great to live here.

Dr. Rank asked the Commission to consider a site visit before voting. Councilman Fox stated Council concern regarding shotgun lots and visiting the site may not change the opinion of the Council. Chairman Moore pointed out that ultimately the decision will be made by the City Council.

Commissioner Kahn made a motion to table the request allowing the commission to view the lot prior to the August 22nd meeting. Commissioner Toft seconded the motion. All present voted "aye"; the motion carries.

ZPC 18-10 Review of new Architectural Review Board Guidelines for the City of Ladue.

City Planner Andrea Sukanek presented the ARB guidelines the committee has been assessing since spring of 2017. The May open house was well attended and produced positive comments. These guidelines are flexible and can be modified by the ARB. Mayor Spewak praised the efforts of Commissioner Toft and Planner Sukanek. This tightening of the guidelines gives the ARB authority to decline plans that do not coincide with the guidelines.

Commissioner Toft recused herself.

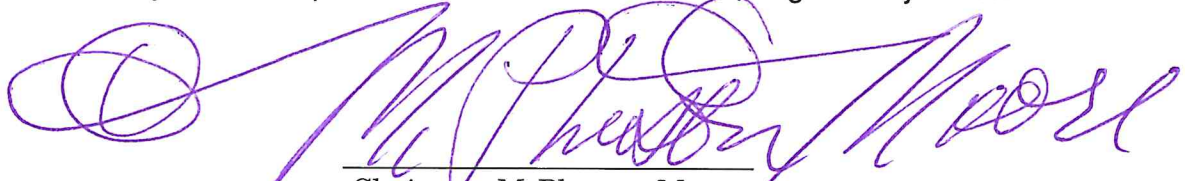
Commissioner Lochhead made a motion to endorse the well vetted Architectural Review Board Guidelines formally to be presented to the Council. Commissioner Crowley seconded the motion.

Chairman Moore	"aye"
Vice-Chair Kahn	"aye"
Commissioner Howe	"aye"
Commissioner Toft	recused
Commissioner Crowley	"aye"
Commissioner Lochhead	"aye"

The motion passed.

Adjournment

At 6:50 P.M. Commissioner Howe made a motion to adjourn. The motion was seconded by Commissioner Crowley. All those present were in favor and the meeting was adjourned.



Chairman McPherson Moore