

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, NOVEMBER 28, 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 4:07 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 Margaret Holtman
Commissioner John Lochhead

Also present were City Planner, Andrea Sukanek; City Attorney, Erin Seele; Director of Public Works, Anne Lamitola; Administrative Assistant, Lori Wrobel; Mayor Nancy Spewak, Councilwoman Stacy Kamps and Councilman John Fox.

Approval of the Minutes from the September 26, 2018 meeting.

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

Items for Consideration

ZPC 18-15 Request to Amend the Special Use Permit for Community School located at 900 Lay Road to add an outdoor pavilion to be used by students and teachers for outdoor learning.

Thomas Wall, of Mitchel Wall Architecture and Design addressed the Commission. The Community School requested an amendment to the Special Use Permit by adding a wood, canvass, permeable pavilion. City Planner Andrea Sukanek shared necessary provisions including:

- ADA compliance
- MSD Review
- Hours of operation
- Storm Water requirements

Lighting, the densely wooded area, and the effected neighbors were discussed.

Bob Cook, Head of Community School shared the school's hours of operation. The extended hours are 7:15am-6:00pm. An additional S.U.P. amendment will be presented as lighting is added and addressed.

Gary Giessow, 917 Lay Road requested more input on the pavilion lighting.

Discussion ensued. Commissioner Toft made a motion to approve the application for a Special Use Permit pursuant to the terms of the application which include no amplified sound and no

electric lighting. The hours of operation to be from 7:30am to sunset with four exceptions per year going no later than 8:00pm. Commissioner Lochhead seconded the motion. All those present were in favor and the motion passed.

ZPC 18-16 Request for approval of a motorized gate at the Conway entrance to Picardy Lane. Subdivision is located northeast of the intersection of Conway Rd. and Warson Rd.

Sarah Reiff, Picardy Lane Trustee and Dave Hunsman, longtime resident addressed the commission. There are three entrances to the subdivision. The request is to stop through traffic entry at the Conway Road entrance. Motorists cut through due to school traffic creating a safety concern for the many neighborhood children.

Discussion ensued; topics included gridlock on Conway, setback, placement and gates in the City.

Director of Public Works, Anne Lamitola stated that through an upcoming traffic study this intersection may meet the requirements for a stoplight. This would not be possible until 2020.

Commissioner Kahn made a motion to approve the request of approval of the gate on Conway at Picardy Lane. Commissioner Lochhead seconded the motion. All those present were in favor and the motion passed.

ZPC 18-14 Amendment to Section IV to adjust and clarify the current night lighting restrictions in Zoning Ordinance #1175

City Planner Andrea Sukanek delivered a power point presentation on Lighting including defining shielding, light measurements and the current lighting regulations for residential and commercial properties in the City. The changes proposed at the October meeting were incorporated.

Proposed changes to residential lighting include partial shielding residential lighting to minimize glare. All permanent lighting shall be wired with underground cable.

Proposed changes for non-residential lighting include parking areas shall be illuminated to an average of 1-3 foot candles. All permanent lighting shall be wired with underground cable.

Glare is defined as an interference with visual perception caused by an uncomfortably bright light source or reflection. Partially shielded light fixture is defined as a fixture shielded with no more than 10 percent of the light emitted directly from the lamp or indirectly from the fixture projected at an angle above the horizontal. Luminaries mounted under canopies or other structures such that the surrounding structure effectively shields the light in the same manner are also considered partially shielded for the purposes of this code.

Discussion ensued. Topics included changes in lighting, brighter(LED) bulbs, hiring a lighting consultant, hiding (shielding)the light source and enforcement procedures for houses not in compliance.

Commissioner Toft made a motion the proposed ordinance be adopted with the following conditions, light at the property line adjacent to residential use must be less than .1 foot-candle, exterior fixtures must be shielded by 50% unless lumens are 900 or fewer in order to minimize glare and other offensive light to adjacent properties. Free standing structures must be wired with underground cable.

Commissioner Toft requested Ms. Sukanek remove from Z1F the words "on a public thoroughfare"

Holiday lighting limits were discussed.

Commissioner Crowley made a motion to adopt Zoning Code text amendment ZPC 18-14. Commissioner Howe seconded the motion. Ms. Sukanek addressed the discussed changes. Changing public thoroughfares to roads and inserting residential lighting may exceed 0.1 foot candle at property lines adjacent to road ways.

Commissioner Toft moved to amend the motion. Commissioner Holtman seconded the motion. All those present were in favor and the motion passed.

ZPC 18-02 Amendments to Section V to adjust and clarify certain yard and setback issues in Zoning Ordinance #1175.

Ms. Sukanek defined secondary front yards on through lots. Currently accessory structures can be built in yards that would be considered front yards when owners prove no legal access to the road. According to the proposed amendment, accessory structures must meet the front set back requirement for the zoning district in which it is located and must be screened on the road side.

Proposed setbacks for accessory building in secondary front yards by district are:

Zoning District A 75 ft

Zoning District B 75 ft

Zoning district C front setback 50ft

Zoning district D front setback 40 ft, Accessory setback 5ft side and rear

Zoning District E front setback 40ft

Zoning District E1 front setback 25ft

Discussion ensued regarding screening being maintained in a live condition. Staff will investigate all screening requirements to ensure like wording throughout the code. Accessory structures shall not exceed 20 feet in height.

Ms. Sukanek defined several irregular lots.

For existing flag lots the required front yard shall be measured from the closest parallel or nearly parallel lot line to the street. The required rear yard shall be measured from the furthest parallel or nearly parallel lot line to the street. Side yards shall be measured from lot lines which are perpendicular or approximately perpendicular to the street. This shall apply in any case in which a property has an appendage that does not have an adequate width for a building.

On corner lots with two front yards, the rear yard shall be the yard opposite the front yard having the minimum lot frontage. The primary front yard will generally be considered the yard that borders on the road on which the property is addressed. The rear yard will be the yard opposite the primary front yard.

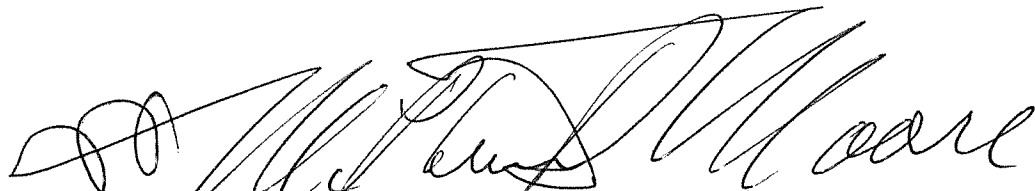
Side yards will be adjacent to other side yards and rear yards will be adjacent to rear yards, especially when adjacent properties lie on the same road or within the same subdivision.

When the side lines of a lot converge so as to form a rear lot line of less than ten (10) feet in width or a point in the rear, the rear lot line is that line parallel to the front lot line and measuring ten (10) feet in length between the two (2) side lot lines. The required rear yard is measured from such ten (10) foot line.

If a rear yard intersects with other lot lines at a 45-degree angle or less, those lot lines will generally also be considered as rear yards. If a house has been built on the lot, the orientation of the house may also be considered when making this determination.

Commissioner Toft made a motion to accept the proposed changes to the building code with the following exceptions. That the height of accessory structures out side of the building envelope be limited to 20 feet in height and that the proposed irregular lot situation in paragraph 1A be deleted. Commissioner Kahn seconded the motion All those present were in favor and the motion passed.

At 6:25 Commissioner Crowley made a motion to adjourn. Commissioner Lochhead seconded the motion. All those present were in favor and the meeting was adjourned.



Chairman McPherson Moore