

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, SEPTEMBER 26, 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 4:05 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
Commissioner Margaret Holtman

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

Approval of the Minutes from the August 22, 2018 meeting.

Commissioner Toft made a motion to approve the minutes with the omission of Commissioner Crowley. Commissioner Holtman seconded the motion. All those present were in favor and the minutes were approved as amended.

Items for Consideration:

ZPC 18-12 Amendment to the Ladue Zoning Ordinance to add a section enabling the creation of a Planned Development District in the City of Ladue.

Ms. Sukanek gave a presentation on the Planned Development District including a review, requirements and the process for approval. After reviewing the written comments a few changes were made to the text of the ordinance.

- Allowed commercial uses (G1 permitted and special uses)
- Detailed classification of uses (commercial distinguished from office)
- Tree removal and landscaping requirements
- Open space definition
- Information to be submitted for guarantee of improvements – detailed engineer's estimate required
- Trails will be open to the public providing the City and property owners agree on maintenance and cost issues

- Landscape plans submitted for the General Development Plan stage need not depict specific plant/tree location
- Notable post approval architectural design changes will require ARB approval

Discussion ensued topics included projected in the tax revenue difference, planned parking provisions for the trails, P.D.D. assessed fees to cover trail and parking maintenance, zoning and density.

Commissioner Holtman made a motion to delete Land use 2, section (f) part ii multi-unit senior housing consideration, which was seconded by Mr. Lochhead, the vote was as follows:

Chairman McPherson Moore – “aye”

Vice-Chair Thomas Kahn – “aye”

Commissioner John Lochhead – “aye”

Commissioner Margaret Holtman – “aye”

Commissioner Tim Crowley – “aye”

Commissioner Robbye Toft — abstained

Commissioner James Howe IV – abstained

With (5) five votes aye and (2) two votes abstained the motion passed.

Mike Convey spoke for the Rock Hill Quarry shareholders and their design to be responsive to what the market supports. The site has significant challenges and burdens. Required testing is very costly.

Commissioner Toft made a motion to reinsert Land use 2, section (f) part ii multi-unit senior housing consideration amending it with added stipulations including eliminating the word senior, adding no more than 50 feet high, limiting the density to no more than 10% of property as multi-unit housing, and two parking spaces per unit. The motion died for lack of a second.

Options in lieu of apartments or senior housing were discussed. Mayor Spewak suggested this go back to staff with more direction. The need to respect a timeline was discussed. Chairman Moore reminded the commission this would ultimately go before the Council.

Chairman Crowley made a motion to approve the P.D.D. with the deletion of 2, section (f) part ii. Chairman Toft seconded the motion.

All those present were in favor and the motion passed.

ZPC 18-13 Amendment to the Ladue Zoning Ordinance regarding construction requirements for swimming pools.

Ms. Sukanek gave a presentation on the ARB guidelines Swimming Pools requirements and information and minimum standards. She stated the following:

- Size, location, and materials of pool should complement the home
- Pools require a building permit
- Pools must be installed below grade or may be contained by a retaining wall if the pool is installed on a sloping site
- Landscaping to screen the pool and pool equipment
- Pools must be kept in a clean and sanitary condition
- Temporary pools must be drained and put away overnight
- Fences, drainage, and spas must comply with Chapter 134 of the Ladue Code

Pool lighting was discussed. Ms. Sukanek stated the Council wants lighting in general to come before the Commission. Pool lighting can be addressed at that time. Mayor Spewak said the lighting ordinance is out of date, no one is in compliance. Commissioner Toft brought up the introduction of L.E.D. lights and the bright, tremendous output they have. Commissioner Crowley made a motion to accept the requirements as stated but to removing the pool lighting text. Commissioner Lochhead seconded the motion. All those present were in favor and the motion passed.

Adjournment

Commissioner Crowley made a motion to adjourn at 5:55 P.M. Commissioner Toft seconded the motion. Meeting Adjourned.

Next meeting date – October 30th, 2018



Chairman McPherson Moore