

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, AUGUST 28, 2019, 4:00 P.M.**

Chairman Moore introduced himself, covered the basic procedures, and called the meeting of the Zoning and Planning Commission to order at 4:02 P.M. The following members were present:

Chairman McPherson Moore
Commissioner Robbye Toft
Commissioner Maggie Holtman
Commissioner John Lochhead
Commissioner Thomas Kahn (arrived late)

Absent:

Commissioner Jim Howe
Commissioner Tim Crowley

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

Approval of the Minutes from the July 31, 2019 meeting.

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

Items for Consideration

ZPC 19-08 Request to amend the Special Use Permit for the St Louis Country Club to construct a 3,500 square foot addition onto the existing clubhouse and other associated minor site amendments. Property is located at 400 Barnes Road in the B Residential District.

City Attorney Erin Seele asked if any members of the Commission were members of the St Louis Country Club. Chairman Moore and Commissioner Holtman indicated that they both are members but would remain openminded.

Sally Prather addressed the Commission for the St. Louis Country Club regarding the request to amend the Special Use Permit. The application is for an addition to the existing dining area and would actually be only 3,000 square feet.

City Planner Andrea Sukanek shared that impact on landscaping and hardscaping would be minor. Proposed improvements appear to be at least 400 feet from the nearest residential property line. Impervious pavement will increase by 2,850 square feet. It is not anticipated to have a significant impact on stormwater runoff. Commissioner Holtman made a motion to approve the request to amend the Special Use Permit for the St Louis Country Club to construct a 3,000 square foot addition onto the existing clubhouse and other associated minor site amendments. Commissioner Lochhead seconded the motion. Commissioner Kahn abstained from the vote due to his late arrival. The vote was as follows:

Chairman McPherson Moore	“aye”
Commissioner Robbye Toft	“aye”
Commissioner Maggie Holtman	“aye”
Commissioner John Lochhead	“aye”

The motion passed and the approval was granted.

ZPC 19-06 Proposed Text Amendment to Section IV of the Ladue Zoning Ordinance regarding fences.

City Planner Andrea Sukanek shared the proposed language changes to the City fence regulations for clarity and consistency in the code and suggested adding vinyl as prohibited in Ladue. Discussion regarding vinyl fences ensued. Oversight by the Architectural Review Board of fence applications, staff approval of fences that are a permitted style, and architects reviewing fence permits were among the topics discussed.

Mario Novelly gave a presentation regarding different quality of vinyl fences. He brought up the varying quality of wood and vinyl fences and the maintenance of each.

Chairman Moore tabled this discussion for review at the next meeting.

ZPC 19-05 Proposed Text Amendment to Section VI of the Ladue Zoning Ordinance regarding parking lot requirements.

City Planner Andrea Sukanek shared the proposed language changes to the Ladue Zoning Ordinance regarding parking lot requirements. Proposed parking spaces within 10% of the standard shall be considered in compliance. Proposed parking requests varying from the standard by more than 10-20% must be accompanied by a traffic study and can be approved by the City Planner. Other variations shall require a Special Use Permit.

Mixed-use commercial centers with more than 10,000 square feet shall be encouraged to share parking. Deferred parking may be counted toward the required parking. Parking lot design, access and maintenance were discussed.

Any parking spaces that exceed 110% of the guidelines must be paved with a pervious material as approved by city staff. Screening and landscaping for parking lots was clearly defined. At least one bioretention area, as approved by MSD, shall be required for new parking area or increase parking areas of 1,000 feet for stormwater management.

The next meeting date will be September 25, 2019.

At 5:17 Commissioner Lochhead made a motion to adjourn. Commissioner Kahn seconded the motion. All those present were in favor and the meeting was adjourned.

Chairman McPherson Moore