

MINUTES OF MEETING

ZONING AND PLANNING COMMISSION CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI WEDNESDAY, OCTOBER 30, 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 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, Councilwoman Stacy Kamps and Councilman John Fox.

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

After discussion, Commissioner Crowley made a motion to approve the minutes as submitted. Commissioner Holtman seconded the motion. All those present were in favor and the minutes were approved.

Public Forum

Councilman John Fox informed the commission of the approval of the Planned Development District by the City Council.

Items for Consideration

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. Lighting of residential properties has not commonly been regulated by the City. The city would like to further articulate the lighting restrictions to address recent complaints and avoid future lighting encroachment issues.

Proposed changes to residential lighting include removing the shielding requirement and reducing the maximum height of post lights to 8 feet.

Proposed changes for non-residential lighting include no minimum lighting standard for parking areas and recessed gas station canopy lighting.

The term sports court will be used in lieu of tennis courts.

New restrictions for all properties and types of lighting include the maximum light at property lines adjacent to residential properties reduced from 0.5 foot-candles to 0.1 foot-candles and a

prohibition of lights, lamps, or bulbs that have a bright white or bluish color and measure above 2700 kelvin on the correlated color temperature scale.

Acceptable Holiday lighting dates were discussed as starting on November 1 through January 15.

Longtime Ladue residents Steve and Victoria Leresche, 4 Twin Oaks, addressed the Commission. They are interested in updating the lighting code for clear guidance and code enforcement. A home located at 9 Pillsbury Place has a pool with numerous elevated multiheaded lights. They provided pictures of the light shining in the living room and on the porch. They request enforceable changes to the 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 property line adjacent to residential use must be less than .1 foot-candle, exterior fixtures must be shielded 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.

The motion died for lack of a second.

This topic will be continued to the November 28th meeting.

At 5:40 Commissioner Howe made a motion to adjourn. Commissioner Toft seconded the motion. All those present were in favor and the meeting was adjourned.

Chairman McPherson Moore