

**MINUTES OF MEETING  
ZONING AND PLANNING COMMISSION  
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY, SEPTEMBER 25, 2019, 4:00 P.M.**

Vice-Chairman Kahn 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:

Vice Chairman Thomas Kahn  
Commissioner Robbye Toft  
Commissioner Maggie Holtman  
Commissioner John Lochhead  
Commissioner Jim Howe  
Commissioner Tim Crowley

Absent:  
Chairman McPherson Moore

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

**Approval of the Minutes from the August 28, 2019 meeting**

Commissioner Kahn shared edits to the minutes and asked if there were additional changes. Commissioner Toft made a motion to approve the minutes as amended. Commissioner Holtman seconded the motion. All those present were in favor and the minutes were approved as amended.

**Items for Consideration**

**ZPC 19-09** Request for Special Use Permit for an educational facility to teach computer skills to children. Property is located at 9727 Clayton Road in the G1 zoning district.

Kyle Johnson, RRJ Franchise, LLC., doing business as Code Ninjas addressed the Commission regarding the Special Use Permit for the property at 9727 Clayton Road. Approximately 100 students, ages 7-14, will be attending one-hour sessions twice weekly. Since there will be an open schedule format it is unlikely there will be more than 30 students at a time. The lobby will seat 8 or 9. Parents will be required to park and accompany children in and out of the facility. Hours of operation will be weekday afternoons between 3:30 p.m. and 7:30 p.m. and Saturdays 10:00 a.m. to 2:00 p.m.

City Planner Andrea Sukanek stated property in the G-1 zoning district and educational facilities in the district require an S.U.P.

Commissioner Toft made a motion to approve the S.U.P. for an educational facility in the G-1 zoning district subject to obtaining a business license, occupancy permit and meeting all other city requirements for business operation. Commissioner Crowley seconded the motion. All those present voted in favor and the motion passed.

**ZPC 19-10** Request for a Special Use Permit for a restaurant with an outdoor patio and with liquor to be served by the drink. Property is located at 8885 Ladue Road (Ladue Crossing) in the G2 zoning district.

Ryan Hux gave the background information on the Shake Shack and its beginnings. He shared that the founder Danny Meyer is originally from Ladue. He stated the Shake Shack is a new take on the classic roadside burger stand. A Special Use Permit is required for an outdoor patio and to sell liquor by the glass.

Tim Spiegelglass, Spiegelglass Construction, shared the plans for the patio and parking lot. The proposed indoor seating accommodates 118 people, the patio seats 64 for a total of 182. The planned hours of operation are 11:00 a.m. to 10:00 p.m. weekdays, with an 11:00 p.m. closing on Fridays and Saturdays.

Dusty Riechmann performed a parking study for the location. The required number of parking spaces for Shake Shack is 73. The site currently exceeds the total required spaces for the entire shopping area. Fifty-one proposed additional spaces are conveniently located near Shake Shack, bringing the number of spaces on the site to 726 of the required 675. Three additional parking areas are adjacent to the patio.

The additional parking area, although pervious, creates a green space deficit. A variance has been requested, this will be heard at the October 1<sup>st</sup> Zoning Board of Adjustment meeting.

The enclosed trash containers will be located 80' from the right of way.

Exterior changes have A.R.B. approval. The patio construction requires a building permit and must comply with city regulations including MSD approval and stormwater management. A business license and sign permit must be obtained, and a landscape review is required.

Commissioner Crowley made the motion to approve the Special Use Permit for the Shake Shack patio and liquor by the drink. Commissioner Holtman seconded the motion. All those present were in favor. The motion passed.

**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.

- 1) Fences surrounding sport courts must meet accessory structure setback requirements.
- 2) Vinyl fence materials shall be allowed if proposed fence is in compliance with all other requirements of the Zoning Ordinance, as well as the following:
  - Vinyl material shall be 100% vinyl.
  - Vinyl fences shall be allowed in the front yard if they meet the height and openness requirements for front yard fences.

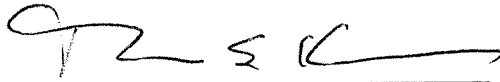
- In order for a vinyl product to be approved a manufacturer's specification sheet and images of the proposed material shall be submitted with the application.
- The Building Department may require additional information and/or a sample of the material in order to determine if the proposed fence meets these requirements.
- Fence plans must include a sample and if possible include a 3D drawing.

A discussion on color requirements ensued.

Commissioner Toft moved that the City ordinance pertaining to fences be amended as proposed by the City planner with the following modifications. All fences shall be black, white, brown or gray in color, fences in a color other than those specified must be approved by the Architecture Review Board. Commissioner Lochhead seconded the motion. All those present were in favor. The motion passed.

The next meeting date will be October 23, 2019.

At 5:20p.m. Commissioner Lochhead made a motion to adjourn. Commissioner Holtman seconded the motion. All those present were in favor and the meeting was adjourned.

A handwritten signature in black ink, appearing to read 'T. Kahn', written over a horizontal line.

Vice-Chairman Thomas Kahn