

MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
Tuesday, April 3, 2018

DOCKET 1244

1600 Log Cabin Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, April 3rd, 2018 at City Hall.

The following members of the board were present:

Chairman Liza Forshaw  
Mr. David Schlafly  
Ms. Elizabeth Panke  
Ms. Laura Long  
Mr. Dan Welsh

Also present were: Roger Stewart, Building Commissioner; Erin Seele, City Attorney; Ashley Quinn/Lori Wrobel, Administrative Assistants; Anne Lamitola, Public Works Director; Mayor Nancy Spewak; and Councilman John Fox.

Chairman Forshaw called the meeting to order at 4:00 p.m. She stated that there would be two hearings taking place.

Notice of Public Hearing, as follows:

**NOTICE OF PUBLIC HEARING  
ZONING BOARD OF ADJUSTMENT  
CITY OF LADUE, MISSOURI  
DOCKET NUMBER 1244**

Notice is hereby given that the Zoning Board of Adjustment of the City of Ladue, St. Louis County, Missouri, will hold a public hearing on a petition submitted by Arco Construction Company for the property 1600 Log Cabin Lane. Petitioner is requesting relief from the Building Official denying Bocce Ball Courts due to the encroachment into the required creek bank setback which is in violation of Ordinance 1951 Section 5.1.

The hearing will be held at 4:00 p.m. Tuesday, April 3rd, 2018, at the Ladue City Hall, 9345 Clayton Road.

The hearing will be public and anyone interested in the proceedings will be given the opportunity to be heard.

Pursuant to Section 610.022 RSMo, the Zoning Board of Adjustment could vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under section 610.021 (1) RSMo.

Chairman Forshaw asked the Building Commissioner for an explanation of the denial.

Mr. Stewart stated the Racquet Club Ladue located at 1600 Log Cabin Ln. was proposing to install sport courts that would encroach into a required setback from the creek bank pursuant to the stream buffer ordinance. He also stated that the Cabin Club was operating under a Special Use Permit and would be required to amend their SUP with the Zoning and Planning Commission.

Chairman Forshaw introduced the following exhibits to be entered into the record:

- Exhibit A – Zoning Ordinance 1175, as amended;
- Exhibit B – Public Notice of the Hearing;
- Exhibit C – Letter of Denial dated March 12, 2018;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated March 21, 2018;
- Exhibit F – Entire file relating to the application
- Exhibit G – MSD Letters submitted by the Watkins

The Court Reporter administered the oath to Dave Baylis, Vice President of the Racquet Club and Jim Whisler, Civil Engineer with Grimes Engineering.

Mr. Baylis stated that they Club was undergoing extensive interior renovations and would like to add sport courts and an outdoor seating area on the north-east corner of the property.

Mr. Whisler stated that after looking into the USGS maps they do believe that a stream is involved, but rather a drainage channel from highway 40 and that the City requirements of a stream buffer would not apply.

A discussion ensued, City staff recommends that the case be continued for further review by staff.

#### PUBLIC COMMENT

The oath was administered to Dr. Garey and Mrs. Karen Watkins, resident at 95 Sorrell. Dr. Watkins shared concerns over the changes in topography and runoff from the Cabin Club property. The creek flows through his property and over the years has caused erosion. Dr. Watkins shared letters from MSD regarding work and drainage issues and expressed his view that the additional sport courts would remove protective vegetation.

Mrs. Watkins asked that copies of their MSD correspondence letters regarding issues with the Cabin Club property be entered into the official record. They were entered as "Exhibit G". She stated that she has no issues with the Club making their facility better but was concerned about the impact on flooding.

After a discussion of the facts presented a continuance was requested to allow City staff to review the applicants evidence that the drainage ditch is only a drainage channel and not a stream under the ordinance 1951 definition of a stream, which refers to U.S. Geological Survey maps and the size of the drainage area. If no stream is involved, the applicant would not need a variance. Chairman Forshaw granted a continuance.

Ms. Long made a motion to adjourn. Mr. Schlafly seconded the motion. All voted "aye", and the meeting was adjourned at 4:55 pm.

DOCKET 1244

DATE OF HEARING April 3, 2018

NAME ARCO Construction

DESCRIPTION OF PROPERTY 1600 Log Cabin Lane

CAUSE FOR APPEAL Requesting relief from the Building Commissioner denying a permit for Bocce and Pickle Ball Courts in the stream buffer protection area pursuant to Ordinance 1951 Section 5.

RULING OF THE BOARD After a discussion of the facts presented, the Board approved a continuance for further information to be obtained by city staff.



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Ms. Liza Forshaw, Chairman