

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JUNE 24, 2020, 4:00 P.M.**

**DUE TO RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC GATHERINGS DUE TO COVID-19,
THE MEETING WAS CONDUCTED BY VIDEOCONFERENCE**

Chairman Moore introduced himself, covered the basic procedures and called the meeting of the Zoning and Planning Commission to order at 4:04P.M. The following members were present:

Chairman McPherson Moore
Vice Chairman Thomas Kahn
Commissioner Robbye Toft
Commissioner Maggie Holtman
Commissioner Jim Howe
Commissioner Tim Crowley

Absent: Commissioner John Lochhead

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

Approval of the Minutes from the May 27, 2020 meeting

Commissioner Toft made a motion to amend the minutes, and approve the minutes as amended. Commissioner Holtman seconded the motion. All those present were in favor.

Items for Consideration

ZPC 20-09 Request for Special Use Permit for the Deer Creek Club to expand and make improvements to their parking area. Property is located at 9861 Deer Creek Hill in the "A" Residential Zoning District.

James Boldt, of the Deer creek Club addressed the Commission with information for consideration of the first Special Use Permit the Club has requested. A few times a year the club has events that require more than the available parking spaces creating a parking issue and emergency ingress egress problems.

Dave Welton, the Civil engineer of the project stated the requested additional 41 angled parking spaces will be of a permeable material and blend in with the current chip and seal. The Club members are in favor, and the residents of Log Cabin Lane and Court have been notified. The plan has Fire Marshal approval.

Ms. Sukanek addressed several conditions including lighting, ADA parking requirements, parking space dimensions, drive width and landscaping.

Commissioner Crowley made a motion to accept the plans as presented subject to Ms. Sukanek's conditions as listed on staff comments. Commissioner Toft seconded the motion. A unanimous vote in favor was taken, the motion carries.

ZPC 20-08 Proposed Text Amendment to the Zoning Ordinance regarding fences and garden/animal enclosures.

Discussion regarding potential ordinance updates ensued.

Enclosures were defined; size, materials and placement were discussed.

Animal shelters must be in the rear yard 50' from the building and follow all set back requirements

Garden enclosures must be constructed of wood, no more than 7' high and 18 gage or finer bonded mesh must be installed on the interior of the enclosure. Garden enclosures must comply with the fence ordinance. Greenhouses must be constructed of metal and can be no more than 20' in height.

Commissioner Toft moved the following: That the Zoning Code of the City of Ladue be amended to allow for greenhouses, chicken, animal and garden enclosures as recommended by the City Planner with the following stipulations:

That all such enclosures must be submitted and approved by the Architectural Review Board; that greenhouses must be limited in height to 20' unless an exception is allowed by the Architecture Review Board; that garden enclosures will have a maximum height of 7' unless an exception is allowed by the Architecture Review Board; that all wire mesh must be bonded and not welded mesh and that the Architecture Review Board has the authority to grant exceptions to the height requirements of the garden, animal or greenhouse enclosures in order to allow the enclosures to be consistent with the improvements on the property, the topography and adjacent properties. Commissioner Crowley seconded the motion. All those present were in favor, the motion carries.

Mayor Spewak reported that the Comprehensive Plan meeting went well. She asked everyone to review and weigh in with their opinions for the City's future. There is interest in taller buildings, multifamily units, smaller lots, and changes in the city environment. She wants to ensure everyone has a chance to be heard.

Commissioner Crowley made a motion to adjourn at 5:25 p.m. Commissioner Holtman seconded the motion. The meeting adjourned.

Chairman McPherson Moore