

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, NOVEMBER 30, 2022 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 4:01 P.M. The following members were present:

Chairman McPherson Moore
Vice Chairman Thomas Kahn
Commissioner Maggie Holtman
Commissioner Susan Gausnell
Commissioner John Lochhead

Also present were Andrea Sukanek, City Planner; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works and Lori Mullins, Deputy City Clerk.

Approval of the Minutes from the meeting on September 28, 2022

The minutes were approved unanimously upon motion by Commissioner Lochhead and second by Commissioner Gausnell.

Items for Consideration

ZPC 22-16 Proposed text amendment to Section V of the Ladue Zoning Code, Ordinance 1175 regarding changes to setback requirements, including allowing minor setback encroachments for some mechanical equipment in residential areas.

Ms. Sukanek reported the intent of the text amendment is for consistency with the code and policy. Many submitted plans do not include the mechanical equipment. As such, the Building Official has regarded the equipment as appurtenant, and it has been inconsistently permitted as the code does not clearly define the guidelines.

Ms. Sukanek shared several examples in various zoning districts.

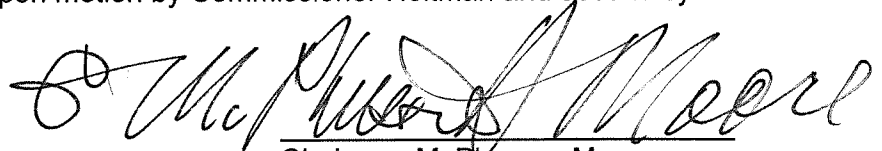
After discussion, Commissioner Kahn moved the following Zoning Code amendment: mechanical equipment including air conditioning and other equipment appurtenant to a main structure may encroach up to 36" in the side yard setback in the "D", "E" and "E1" zoning districts provided said equipment is screened. Equipment associated with accessory structures shall be required to comply with all accessory structure setbacks. As stated by the City Planner.

Ms. Lamitola clarified that this will be part of the staff plan review process.

The motion passed unanimously upon second by Commissioner Gausnell.

Adjournment

At 4:37p.m. the meeting adjourned upon motion by Commissioner Holtman and second by Commissioner Gausnell.


Chairman McPherson Moore