

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE
ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JULY 31, 2019**

Chairman McPherson D. Moore 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:

Chairman McPherson D. Moore
Vice-Chair Thomas Kahn
Commissioner Margaret Holtman
Commissioner Tim Crowley
Commissioner John Lochhead

Absent:

Commissioner Robbye Toft
Commissioner Jim Howe

Also present were City Planner, Andrea Sukanek; Acting City Attorney, Joseph Bond and Mayor Nancy Spewak.

Approval of the Minutes from the April 24, 2019 meeting

Commissioner Crowley moved approval of the minutes. Commissioner Holtman seconded the motion. All those present were in favor and the minutes were approved.

During an opportunity for public comment none was offered.

Items for Consideration

ZPC 19-04 Request for approval of a gate at the entrance to Canter Hill Drive. Canter Hill Drive is located at the 90-degree bend in Old Warson Road, where it becomes North Woodlawn Avenue.

The property owners, Joe and Mary Stieven, presented their request for approval of a gate at the entrance to Canter Hill Drive. The primary reason for the gate is related to security and the need for the driveway to be secured against unauthorized and illegal entry by those cutting through from Lindbergh to Woodlawn. The Stievens met with both the Fire and Police Chiefs and Council Member Burroughs. Ms. Sukanek reported the gate had been approved by the Architectural Review Board and given preliminary approval by the Building Official and Fire Marshall. Commissioner Lochhead suggested moving the gate back further and discussion ensued.

Upon conclusion of discussion Commissioner Crowley moved approval of ZPC 19-04, installation of a gate at the entrance to Canter Hill Drive. Commissioner Holtman seconded the motion. All those present were in favor and the motion passed unanimously.

ZPC 19-05

Proposed Text Amendment to Section VI of the Ladue Zoning Ordinance regarding parking lot requirements.

Ms. Sukanek provided background information on the Phase II Storm Water Plan, administered by MSD, which requires certain cities to review their parking requirements as part of the five year plan. Ladue is one of those cities. Ladue's parking requirements have not been reviewed since 1977.

A model ordinance was distributed. Other communities in the area have been establishing maximum parking limits. Ms. Sukanek presented her goals for the parking code which included ensuring sufficient parking, reducing impervious surfaces, encouraging low impact solutions and minimizing visual impact, and offered a table of comparison for parking requirements from the model ordinance, potential strategies for reducing surface areas of parking lots such as shared parking, phantom parking and parking space size. It was noted institutional uses have a different model for parking requirements; per student rather than square feet. There was discussion regarding shared parking for retail spaces with multiple tenants which requires a Special Use Permit and parking study.

Ms. Sukanek next presented recommendations regarding reducing runoff by increasing use of pervious materials in parking areas, increasing landscaping and bio-retention, visual impact and buffering, and safety issues.

Mayor Spewak expressed concern with maintaining some flexibility in the parking requirements.

The Commissioners agreed to provide feedback on the recommendations to Ms. Sukanek who will draft a proposed ordinance to present at the next meeting.

ZPC 19-06

Proposed Text Amendment to Section IV of the Ladue Zoning Ordinance regarding fences.

Ms. Sukanek presented background on the fence regulations and the problems that exist in the fence code; a portion of the code (from 1977) refers to a chapter in the Code of Ordinances that doesn't exist regarding pool fences (it should refer to a different chapter). The current fence code is not very user friendly because of organization, redundancies and language that could have multiple interpretations. Ms. Sukanek went on to explain the goal of the text amendment is simply to reorganize to make it easier for residents to read and understand and for the City to enforce.

The proposed amendments include:

- changing the subsection about pool fencing that refers to Chapter 36 to refer to the Ladue Pool and Spa Code
- clarify the Zoning Board of Adjustment may use their discretion to approve fences (not limited to six feet in height)
- change language in subsections that refer to "Residential Zoning Districts" to "Residential Use"
- clarify language that any major repair or replacement should comply with the regulations, not just a repair due to damage

- remove language regarding a non-conforming fence may be “structurally altered” and add language to clarify that a fence must have been in compliance with all regulations at the time of construction in order to be considered legally nonconforming

The Commissioners took the proposed ordinance with amendments under consideration and planned to discuss further at the next meeting.

ZPC 19-07

Proposed Text Amendment to Section VII of the Ladue Zoning Ordinance regarding Special Use Requirements for Special Events.

Ms. Sukanek reported the requirements for Special Events were established in 2016 and have greatly improved communication among City departments to ensure that security and traffic issues can be addressed, but noted ongoing challenges relating to the type and locations of the typical events that take place in Ladue. Ms. Sukanek presented the goals, challenges and recommendations for resolving the issues.

The recommendations included clarification of the parameters for amplified sound so that a Special Use Permit is not always needed, adding a definition of vendor to help clarify which events include “multiple vendor sales”, which requires a Special Use Permit, and removing reference to “Administrative Special Event Permit.”

There was discussion regarding the types of events that use amplified sound and the existing Ladue noise ordinance requirements and examples of violations.

Upon conclusion of discussion Commissioner Crowley moved recommendation of the proposed text amendments to add language stating that amplified sound that does not comply with other Ladue ordinances requires a Special Use Permit, add a definition for vendor and amend language to remove reference to “must obtain an Administrative Special Event Permit” and add “must submit a Special Event Permit Request Form”. Commissioner Kahn seconded the motion. All those present were in favor and the motion passed unanimously.

The next meeting was scheduled for August 28, 2019.

Commissioner Crowley moved adjournment. Commissioner Holtman seconded the motion. All those present were in favor and the meeting was adjourned at 5:22 p.m.



Chairman McPherson Moore