

MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, MAY 24, 2023 4:00 P.M.

Chairman Moore called the meeting of the Zoning and Planning Commission to order at 4:06 P.M. The following members were present:

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

Also present were Mayor Spewak; Erin Seele, City Attorney; Andrea Sukanek, City Planner; and Melissa Barklage, Finance Clerk.

Approval of the Minutes from the meeting on April 26, 2023

The minutes were approved unanimously upon motion by Vice Chairman Kahn and second by Commissioner Gausnell.

Items for Consideration

ZPC 23-06 Proposed Zoning Code text amendments related to setbacks and location of generators and other mechanical equipment. **Continued from April.**

Ms. Sukanek recapped the discussion from the April meeting concerning the need to update the Zoning Code regarding setbacks and locations of generators and other mechanical equipment. Ms. Sukanek then shared amendment suggestions made by Building Official, Paul Garlock. Mr. Garlock expressed concern about the need for generators to be free from obstructions or standing water and have room for proper air flow and maintenance. Another proposed change was to add a limit of 60 to 70 dBs at the property line. Concern was also expressed over regulation of venting toward neighboring properties.

Ms. Sukanek then went over the proposed language for the Commission to discuss. Starting with Section V.C.(l)(e) iii, Ms. Sukanek asked if all mechanical equipment should be screened from adjacent properties as well as from the road. Vice Chairman Kahn stated it seemed reasonable to screen equipment if it is in the side yard.

The following language was approved:

Mechanical equipment shall be screened such that it is not visible from roadways or adjacent properties.

Ms. Sukanek then presented the proposed amendments to Section IV. J. regarding generators, starting with the question of whether an above grade generator could be allowed in a front yard, if screened. Vice Chairman Kahn agreed that the generator could be allowed in a front yard if screened and less than 6 feet tall. Ms. Sukanek confirmed that it must be a legal fence or wall. It was suggested that it should be ok to be in a rear yard adjacent to a private road if it is screened and within the setbacks.

Ms. Sukanek asked about the proposed height limit of 4 feet. Chairman Moore expressed concern that most generators are over 4 feet tall and placing them into the ground causes problems. The Commission also discussed the proposed addition of a noise level restriction. Rick Dodge, sales associate of CK Power, explained that the average sound level is 70-72 dBs at 21 feet away. It was agreed that the noise of generators is only an issue during emergency use of generators and for a short period of time when automatic system check is being done. Commissioner Gausnell expressed that the main concern in previous discussions was about placement of

generator rather than noise level. A decision was made to omit the stipulation on noise level.

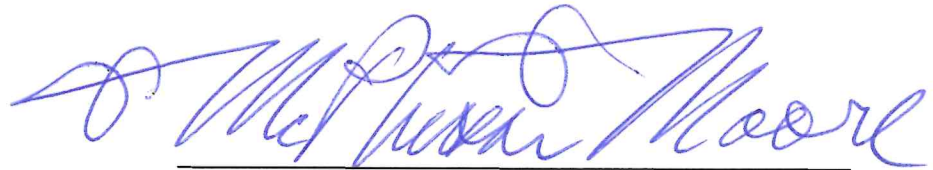
Vice Chairman Kahn moved that the City adopt the ordinance pertaining to equipment and generators generally following the proposed ordinance, but with the following clarifications:

- Generators are prohibited in the primary front yard but may be allowed in a non-primary front yard with a maximum height of 6 feet, if screened by a legal fence,
- Placement is allowed in the rear yard and in the side yard up to 6 feet in height with screening,
- To limit noise disturbances, testing must be done during allowable construction hours,
- Generators should only be operated during power outages and when necessary for testing/maintenance.
- Mechanical equipment must be screened from adjacent properties.

The motion passed unanimously upon second by Chairman Moore.

Adjournment

Commissioner Kahn moved adjournment at 4:47. The motion passed unanimously upon second by Commissioner Gausnell.



Chairman McPherson Moore