

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, APRIL 27, 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
Commissioner Robbye Toft
Commissioner Susan Gausnell
Commissioner Tim Crowley

Also present were Andrea Sukanek, City Planner; Erin Seele, City Attorney; Councilman John Fox and Lori Mullins, Deputy City Clerk

Approval of the Minutes from the MARCH 23, 2022 meeting

Commissioner Crowley submitted an amendment to the minutes. The minutes were approved as amended upon motion by Commissioner Crowley and second by Commissioner Toft.

Items for Consideration

ZPC 22-06 Request for a Special Use Permit to hold an outdoor special event at the St. Louis County Library property at 1640 S. Lindbergh Blvd. Property is in the B-residential zoning district.

Ms. Courtney Wood, St. Louis County Library Annual Giving Coordinator, addressed the Commission regarding the Special Use Permit request. The proposed event will be held at the library headquarters, 1640 S. Lindbergh Blvd., from 6:00 p.m. to 9:00 p.m. The event will include food trucks, a large tent, and a band.

Ms. Maryann Rober, 14 Blaytonn Lane, shared her frustration caused by loud trucks and music at the library event last year. Finding the sound disruptive to her household, she filed a complaint and would like to ensure that the problem does not reoccur. She is not opposed to the event, however, requests assurance that the noise will not be a nuisance.

Ms. Wood stated that adjustments have been made to address these issues. Last year the event was located on the north side of the property. This year's festivities will be on the south side. The band will be facing Lindbergh Blvd. and not toward Blaytonn Lane.

Ms. Sukanek reported that the Commissioners could approve this as an annual event, allowing the library to hold the event without applying for a Special Use Permit annually.

After discussion, it was determined that there were too many variables to grant blanket approval for the annual event.

The Special Use Permit was approved upon motion by Commissioner Crowley and second by Commissioner Gausnell.

ZPC 22-07 Review of proposed text amendments to the Ladue Zoning Code, relating to site development plan approval, traffic studies, and clarifications relating to wireless communications facilities.

Ms. Sukanek presented proposed amendments to the Zoning Code including Special Use Permit requirements, site development plans, and wireless communications.

SECTION VII Special use regulations

Adding the optional requirement of a traffic study/ parking study and general traffic congestion issues study for a Special Use Permit application at the expense of the applicant.

SECTION IX Commercial and light industrial additional regulations and site development plan review

A (1) Amendments- Requiring approved Site Development Plans for the development or redevelopment of all parcels in the G1-Commercial District, G2-Commercial District, and the H-Light Industrial District in lieu of only parcels 2 or more acres in size.

A (2) Redevelopment shall also apply to reoccupation of a commercial structure that has been vacant for a year or more.

Ms. Sukanek stated the following information relating to application requirements could be consolidated for clarity in the zoning code.

B (6) removing redundant Public Hearing information

E (2) Replace the term “low density” with “environment that integrates well into the character of the surrounding area”

E(2)(a) Maximum floor area ratio and E(2)(b) The amount of covered parcel requirements may be waived or modified by the Zoning and Planning Commission and City Council for commercial properties less than 2 acres in size.

E (3) Stormwater and Erosion Control language updates for consistency to “All developments must comply with the requirements in Chapter 110, Article IV of the Ladue Code of Ordinances regarding erosion and stormwater control”

E (5) Language clarifies 6’ wide sidewalks for all commercial sites “Pedestrian accommodations shall be required adjacent to rights-of-way as specified by Ladue City Plans relating to Sidewalks/Bikeways and/or the ADA Transition Plan. If no existing Plan applies to the location of the proposed Site Development Plan, sidewalks with a minimum width of 6 feet shall be required along adjacent rights-of-way, at the discretion of the Zoning and Planning Commission and City Council”

6 (c) Duplicate language from the new S.U.P. section. Depending on the new development, a traffic study may be required for Site Development plans.

SECTION VIII Temporary Communication Tower or Antennas

G (1) A temporary communication tower and/or communication antenna and all associated equipment or attachments may be authorized by the City of Ladue City Council in all zoning districts based on the following criteria:

- a. Temporary Antenna shall be approved only in conjunction with a permanent facility and shall undergo the same approval process as the permanent facility for that location.

- b. Facility is necessary to avoid a gap in existing service resulting from and related to an unanticipated occurrence or approved permanent replacement or relocation of an existing communication tower and/or antenna, the Temporary Antenna is proposed to be located in a commercial zoning district or in a residential district on a non-residential on a lot of no less than two acres

G (2) Temporary Antenna(s) shall, as a condition of issuance of any building permit and other authorization for installation of a Temporary Antenna, be removed and the property restored to its original condition within thirty days after completion of the permanent structure approved in conjunction with the temporary antenna, but no later than one hundred and eighty days after its erection, as provided in the Building Code, unless otherwise extended by City Planner upon a showing of good cause necessitating extension not within the control of applicant.;

G (3) The application complies with applicable building code and zoning requirements, including as applicable to communication antennas.

The proposed height, location, design, and appearance of the temporary antenna shall not materially detrimentally impact the view of the surrounding area, safety, or the surrounding property values or uses. The City Planner, Zoning and Planning Commission, and City Council, as applicable, may impose location, appearance or safety or other conditions as may be appropriate to address the temporary and unusual nature of the use and conform to the purposes of this Code.

In the event of an emergency, the City Planner and Building Department shall be authorized to review and approve a temporary antenna, as needed to maintain service. Compliance with other items in this section shall be required to the extent possible.

SECTION III(C)(2) Remove "Any Communication Antenna, whether concealed or not, that does not fully comply with the requirements in Subsection IV.K. (Ord. 2220) "

SECTION III(C)(3) Remove "Any Communication Antenna, whether concealed or not, that does not fully comply with the requirements in Subsection IV.K. (Ord. 2220)"

Commissioner Toft moved the following, that the text amendments regarding site plans, traffic studies, temporary antennas be approved as proposed by the City Planner. Commissioner Crowley seconded; the motion passed unanimously.

Public Forum

Peter Shank, Graybridge Trustee, addressed the Commissioners regarding traffic along Ladue Road from Price Road to Warson Road. There are no stops for a few miles, and the number of speeding cars is a great safety concern. The Commissioners agreed and suggested calling Ms. Lamitola and/or the Police Chief to make the necessary changes.

The meeting was adjourned upon motion by Commissioner Crowley and second by Commissioner Kahn at 4:52 p.m.



Chairman McPherson Moore