

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JULY 26, 2023 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 4:03 P.M. The following members were present:

Chairman McPherson Moore
Commissioner Tim Crowley
Commissioner Maggie Holtman
Vice Chairman Thomas Kahn
Commissioner John Lochhead
Commissioner Robbye Toft

Also present were Mayor Spewak; 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 June 28, 2022

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

Items for Consideration

ZPC 23-08 Request for a Special Use Permit amendment for improvements to the Old Warson Country Club, including the construction of a new golf building, renovation of the patio and pool area, to include the addition of new canopies, and other related improvements. The property is located at 9841 Old Warson Road in the B Residential Zoning District.

Mr. Kevin Lasater, Owners' Representative and member of the Old Warson Country Club, along with Steven Burns and Aiden Murphy of V3 Studios presented information to the Commissioners. Requested improvements included:

- Replacement Patio
- Remodeled Pool Area
- Covered Seating
- Open Covered Structures
- Remodeled Pool Locker Rooms/ Restrooms
- Replaced Tennis Building
- Remodeled Dining, Bar, and Waiter Stations
- New Tennis Pro-Shop, Lounge/Seating area. Restrooms and Mechanical spaces

Ms. Sukanek reported that the current proposal is to replace the existing tennis building. The new building will house the tennis pro shop, a golf training facility and lounge. The existing tennis building has a footprint of approximately 2,400 square feet and a height of 45 feet from the lowest adjacent grade to the east. The proposal has a footprint of 4,860 square feet, two stories, and a height of 56'6" including the cupola, as measured from the lowest adjacent grade on the east side. There is a significant grade change from the west to east of the building. The cupola has a height of 15'6". The height of the main roof is 41' from the east side and 30'6" from the west side.

The existing patio is proposed to be replaced and expanded. The amount of paving on the site is proposed to increase by 6,305 square feet. Two tennis courts are being removed, decreasing the amount of tennis court surface by 13,000 square feet and increasing green space. Proposed

canopies are adjacent to the main club building and the pool area adjacent to the locker room building and to the pool bar/cafe. Parking and site circulation is not being altered.

The proposed interior remodeling does not require Special Use Permit approval.
The Proposed construction meets the 50' building setbacks for the zoning district.

Eight trees are to be removed from the existing patio area, and tree removal permits are underway. These will be replaced by 8 new trees. A landscape buffer is also proposed between the new building and Old Warson Road. Detailed landscape plans will be reviewed during the building permit process.

No additional parking is required for these proposed improvements.

Although multiple accessory structures have been built in the "front yard" of this property, there is no increase in the number of buildings in the front yard, there is an increase in the square footage of buildings in the front yard. Due to this increase, this proposal is not in compliance with the zoning code and will need a variance. For the increased footprint of the accessory structures in a secondary front yard.

The proposed new golf/tennis building exceeds the maximum allowed height of 45' with the cupola and a variance will be necessary to build this structure at the proposed height.

Discussion ensued.

Commissioner Toft moved that the Special Use Permit for Old Warson Country Club be amended to allow renovation and additions to existing club facilities as outlined on the development application subject to conditions as set forth by the City Planner with the following conditions as to condition 3 we note that the applicant said that there would be a modification to the tennis structure, in that hardie board will be used on the upper level as opposed to brick, structures may be slightly smaller than the drawings submitted, the cupola may be modified, and to add to the 6th condition, that Old Warson Road temporary construction entrance shall be used solely for access for delivery of construction materials and removal of construction debris. The motion passed unanimously upon second by Commissioner Holtman.

ZPC 23-04 Discussion of text amendment affecting the regulation of solar panels.

Ms. Sukanek provided a presentation with information and photos of solar panel options.
Option #1: All solar installations are to be reviewed by the City Planner and Architectural Review Board to determine consistency with the solar installation guidelines. The City Planner and ARB may approve, deny, or make recommendations for amendments to the project.

Option #2: All solar installations are to be reviewed by the City Planner and Architectural Review Board to determine consistency with the solar installation guidelines AND if a solar installation faces the right- of-way, a Special Use Permit would be required.

Ms. Sukanek suggested the following guidelines:

- Solar panels should be located and oriented in such a way that they will be effective for energy collection but located in a thoughtful, carefully designed manner to minimize visibility to

adjacent residential properties. Orientation toward a right-of-way should be avoided whenever possible.

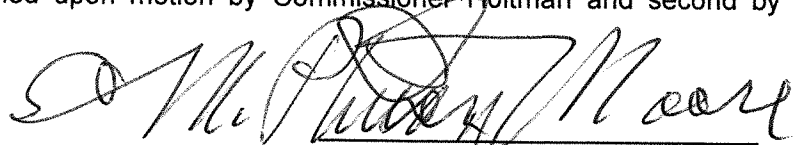
- Solar materials should be incorporated into the roof or designed in an even, symmetrical manner. Solar tiles or solar shingles are highly encouraged whenever feasible.
- Solar panels shall not direct glare towards nearby properties or roadways. Methods used to prevent glare shall be documented in the materials submitted by the applicant (anti-reflective coating, angle of panel, screening, etc.)
- Panels must be all one color and all wires and electrical equipment must be hidden within the installation/structure.
- Panels should be compatible in color to the roof's materials and should match the roof color when practical.
- Because of the many benefits from trees, tree removal for solar installations is not encouraged. Any tree removal must comply with the City's tree removal regulations in Chapter 102 of the Ladue Code of Ordinances.
- Solar panels should be positioned behind architectural features, such as parapets, dormers, and chimneys to limit visibility, when feasible.
- Solar panels on a flat roof shall be designed to limit visibility by screening with a parapet or other feature appropriate to the architectural style of the structure. Panels may also be set back from the edge of the structure to limit visibility if a screening wall is incompatible with the architecture.
- Solar panels must be flush mounted and set back from the edge of the roof in order to minimize visibility, as needed, based on the type of solar installation.
- Solar panels should be sized appropriately for the energy usage of the property. Depending on the proposed size of the solar array, information may be requested to justify the size of the proposed installation.

After discussion, Commissioner Toft moved to ask the City Council to adopt the Solar Panel Guidelines as outlined by the City Planner with the addition to the second to the last bullet point to clarify the solar panels must be flush mounted with the edge of the roof and that the requirements be set up in option 2. All solar panels must be reviewed by the City Planner and Architectural Review Board to determine consistency with the guidelines and if any portion of the panels face the right of way, a Special Use Permit be required.

The motion passed unanimously upon second by Commissioner Kahn.

Adjournment

At 5:27p.m. the meeting adjourned upon motion by Commissioner Holtman and second by Commissioner Gausnell.



Chairman McPherson Moore