

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, SEPTEMBER 22, 2021, 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 4:00 P.M. The following members were present:

Chairman McPherson Moore
Vice Chairman Thomas Kahn
Commissioner Robbye Toft
Commissioner Susan Gausnell
Commissioner John Lochhead

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

Chairman Moore reported that ZPC 21-12 and ZPC 21-15 had been removed from the September agenda due to applicants' requests.

Approval of the Minutes from the July 28, 2021 meeting

Commissioner Kahn made a motion to approve the minutes as submitted; seconded by Commissioner Toft. All those present were in favor; the minutes were approved.

Items for Consideration

ZPC 21-16 Request for an amendment to the Special Use Permit for John Burroughs School to increase the enrollment cap. Property is located at 755 S. Price Rd. in the B residential zoning district.

Andy Abbott, Head of School at John Burroughs, thanked the Commissioners for their support and partnership through the many projects at Burroughs. Mr. Abbott stated the school is requesting an amendment to the Special Use Permit to increase the enrollment limit by 25 students. This small increase will allow flexibility of enrollment. In 2017 the Special Use Permit was amended to increase the enrollment cap to 650 students. There have not been any issues created by the additional students. In 2019 the school increased the Clayton Road parking lot and modified the entrance to provide dedicated egress traffic lanes in both directions. There are no plans to request a higher cap, as this would require major infrastructure changes.

Ms. Sukanek stated there is no request for changes to the facility, and any impact from this small change in enrollment would be minimal.

After discussion, Commissioner Toft moved that the Special Use Permit for John Burroughs School be amended to increase the enrollment cap from 650 to 675 students. Commissioner Gausnell seconded the motion. All those present voted in favor.

ZPC 21-17 Request for approval of a text amendment to revise the Ladue Zoning Ordinance (Ordinance #1175) regarding the approval of subdivision gates.

Ms. Sukanek presented information regarding existing gates and guidance for approval of gates in the City of Ladue. The main reasons existing gates have been erected:

- Restricting access on private roads providing access to a small number of lots, usually 2 or less
- Preventing cut through traffic to public roads

Ms. Sukanek inquired, if using these criteria, gates could be approved or denied without review by the Zoning and Planning Commission. The City Planner, or administrative staff would review the applications and when denied, the applicant could apply for a variance. Zoning and Planning would review all applications when requesting a gate due to excessive turn around traffic.

Discussion topics included:

- Turn around traffic;
- Cut through traffic;
- The necessity for residents to block their circle drives;
- Danger of delivery trucks backing out on to busy roads;
- Gates specifically discouraged by the Zoning Code

Councilman John Fox reported that the Council had given a three month pause on gate applications. The City Council may not be comfortable with subdivision gates being an administrative decision. They would prefer Zoning and Planning Commission to review all of the gate applications.

Resident and Fair Oaks subdivision trustee, Judi Combs Mattingly, addressed the Commission. She understands the concerns and intentions of the City and asked the Commissioners to consider other circumstances, such as security. Fair Oaks' proximity to the highway makes it a prime location for quick entry and exit. Groups of criminals sweep through neighborhoods late at night or early in the morning to check and see if they could steal vehicles or items from unlocked vehicles. This is dangerous for all residents particularly training runners, joggers and dog walkers.

The Commissioners appreciated her comments; after discussion it was determined that security is an issue that is difficult to qualify or quantify. Gates can impact the response time of first responders.

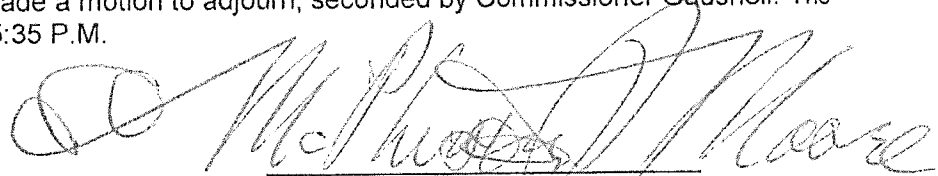
Discussion included:

- Subdivision gates only closed after daylight hours
- Required verification of excessive traffic shall be provided by applicant
- Consistency with the Comprehensive Plan
- Requiring an S.U.P. for subdivision gates being requested for security measures

Ms. Sukanek was asked to research other communities, such as Town and Country and Clayton, and make revisions to the proposed text amendments for review at the next meeting.

Adjournment

Commissioner Kahn made a motion to adjourn; seconded by Commissioner Gausnell. The meeting adjourned at 5:35 P.M.



Chairman McPherson Moore