

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, AUGUST 26, 2020, 4:00 P.M.**

**DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC
GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY
TELECONFERENCE VIA ZOOM**

Chairman Moore introduced himself, covered the basic procedures, including the recording of the meeting 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
Vice Chairman Thomas Kahn
Commissioner Robbye Toft
Commissioner Maggie Holtman
Commissioner James Howe
Commissioner Tim Crowley
Commissioner John Lochhead

Also present were Andrea Sukanek, City Planner; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; John Fox, Councilman and Nancy Spewak, Mayor.

Approval of the Minutes from the June 24, 2020 meeting

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

Items for Consideration

ZPC 20-10 Request for a Special Use Permit to install a wireless communications antenna on a utility pole in the right-of-way in the Forest Green Estates Subdivision. Property is located near 1716 Kenmont in the "C" Residential Zoning District.

Joe Marcus, AT&T Mobility, addressed the Commission regarding erecting a replacement AT&T utility pole on private property. The new pole will be 6 inches taller than the existing pole with an antenna on top and side mounted radios. The property is owned by the subdivision and the project has trustee approval. This project will benefit AT&T voice and data coverage in the area.

Discussion ensued regarding cell coverage in the area. Mayor Spewak shared that at the July 20th meeting the City Council established the Ladue Cellular Service Committee to ascertain the issues and work on solutions.

Ms. Lamitola stated that the proposal is on a private land and has no impact to the City right-of-way.

Commissioner Toft made a motion for the Special Use Permit to install a wireless communication antenna on a utility pole on the right-of-way of Forest Green Subdivision be

approved. The motion was seconded by Commissioner Crowley. All those present were in favor; the motion carries.

ZPC 20-11 Request for a Special Use Permit to construct an outdoor dining patio at an existing restaurant at 9901 Clayton Road (Sportmen's Park). Property is in the "G1" Commercial Zoning District.

Jim Probst, owner of Sportmen's Park at 9901 Clayton Road and the office building located at 9909 Clayton Road is proposing an outdoor seating patio 21' x 38' in front of the establishment. The 5' walkway will remain in front of the building. Three sides will be bordered with 4' brown or dark green concrete barriers with alternating planters. Umbrellas and bistro string lights and 4 poles will be secured to the barriers. The seating will be portable and can be removed in the winter. This will be helpful to business during the COVID pandemic; currently indoor seating is limited to 25% capacity or 14-16 patrons. Sportsmen's currently has 34 of the 27 required parking spots. The purpose of this addition is not to increase capacity.

Ms. Sukanek stated that alcoholic beverages will be served on the patio. ARB approval will be required, and all ADA requirements must be met. An outdoor patio was proposed previously and refused but the circumstances were different.

Scott Meyer, 7 Dwyer Place, lives next to Sportmen's Park. He shared complaints regarding occasional trash in his yard, and a taller fence.

Connie Gibstine, 9 Dwyer Place, also shared complaints regarding the trash issue and noise in the evening.

Mayor Spewak said a higher fence could be erected with a permit. A fence is permitted to go up to 8' tall between residential and commercial properties in the "G1" Commercial Zoning District. She asked Mr. Probst to place an additional trash receptacle outdoors and have staff regularly clean up the area.

Barrier materials, storage, fencing, screening, right-of-way requirements and patio size were discussed.

Commissioner Toft moved that a Special Use Permit be granted to construct an outdoor patio at an existing restaurant known as Sportsmen's Park at 9901 Clayton Road in accordance with the application with the following amendments, the property owner can extend the outdoor dining up to the City's right-of-way but not onto the City's right-of-way, and that if the property owner can present an alternate material to the concrete barriers and submit that to the Building Department that an alternate to the concrete barriers can be used that would be easier to move in the off season. Commissioner Holtman seconded the motion. All those present were in favor; the motion carries.

The next meeting date will be September 23, 2020.

At 5:18p.m. Commissioner Crowley made a motion to adjourn. Commissioner Kahn seconded the motion. All those present were in favor and the meeting was adjourned.

Chairman McPherson Moore