

**MINUTES OF MEETING  
ZONING AND PLANNING COMMISSION  
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY, JUNE 23, 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 4:03 P.M. The following members were present:

Chairman McPherson Moore  
Commissioner Tom Kahn  
Commissioner Maggie Holtman  
Commissioner Susan Gausnell  
Commissioner John Lochhead  
Commissioner Robbye Toft

Also present were Andrea Sukanek, City Planner; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Lori Wrobel, Administrative Assistant and Nancy Spewak, Mayor.

**Approval of the Minutes from the April 28, 2021 meeting**

Commissioner Toft moved to approve the minutes; seconded by Commissioner Holtman. All those present were in favor; the minutes were approved as submitted.

**Items for Consideration**

ZPC 21-05 Request for a Special Use Permit Amendment to construct a new building, parking area, and other associated improvements at Old Warson Country Club. Property is located at 9841 Old Warson Road in the B Residential Zoning District.

Paul Fendler, of Fendler and Associates addressed the Commission reporting that the Old Warson Country Club is requesting to amend the Special Use Permit in anticipation of the second phase of planned improvements. A landscape buffer is planned along Old Warson Road, four parking spaces are being added, a 3160 square foot golf training facility, range improvements, entrance improvements and bocce courts are proposed. A variance will be necessary for the additional courts and training facility located in a secondary front yard.

Ms. Sukanek reported the proposal will need a variance, MSD, stormwater, and tree removal approval, and must meet all other S.U.P. and construction requirements. Construction deliveries times are limited to after 7:30A.M. and before 4:00P.M.

Mr. Baur 9852 Old Warson, shared concerns regarding lighting and execution of construction. Worker's cars and trucks make it difficult and unsafe for the neighbors. He is requesting all construction traffic be routed from "Old Warson Proper" and not off Old Warson Road. There are neighborhood concerns regarding night court lighting. Staff members of the club jump the curb on the north side of Old Warson Road and must be required to park and walk over from the "Old Warson Proper" lot.

Kevin Lasater, club member shared that staff, and construction parking will be addressed. A timer will be on the Courts and to ensure lights out by 9:00. The damaged curb is being upgraded during repair. Staff will park on the far west end of the property. For large events members are encouraged to carpool.

Phase one lighting was permitted until 9:30. Discussion ensued regarding, parking and lighting.

Commissioner Toft moved that the amendment to the Special Use Permit for the Old Warson Country Club be granted subject to the City Planner's proposal of additional requirements and with the following conditions:

- that the hours of lights on the pickle ball courts be reduced to 9:00P.M.;
- that during construction "No Parking" signs be erected along the area of construction on Old Warson Road;
- that the applicant submit a landscape plan that meets the City's approval;
- that there be no access to the construction site from Old Warson Road other than the delivery of Construction materials and equipment;
- and that all other construction traffic come from the club grounds

Commissioner Lochhead seconded. All those present were in favor. The motion passed.

ZPC 21-06 Proposed Text Amendment to allow veterinary clinics in Commercial Zoning Districts (G1 and G2).

Ms. Sukanek stated the City has received inquiries for veterinarian facilities in Ladue. There are no veterinarian facilities located in the City, and there is no mention of these facilities in the code. Options were discussed, including limitations, free standing building or connected buildings with shared walls, insulation, parking.

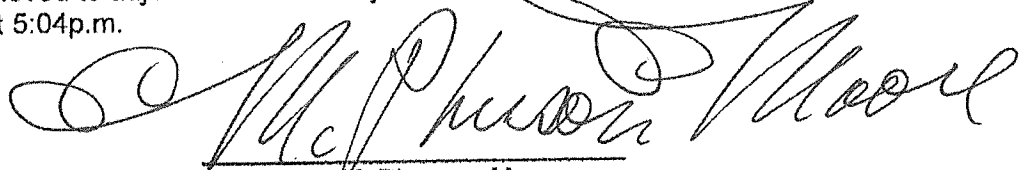
Sumit Dhawan, Ladue resident interested in opening a pet wellness facility reported that boarding would not be allowed, and sound barriers would be erected to eliminate noise. He is building a clinic currently in DesPeres in a corner unit of a strip mall.

Mayor Spewak stated that since there is not currently a request for a specific location, and this request is being driven by veterinarians' and not residents' requests, it may be best to utilize the limited retail space for retail sales. Discussion ensued.

Ms. Sukanek will draft suggestions for a text amendment based on the Commissioner comments. A Special Use Permit would allow the commission to determine this issue on a case-by-case basis.

The next meeting will be held on July 28, 2021.

Commissioner Toft moved to adjourn. Seconded by Commissioner Gausnell.  
Meeting adjourned at 5:04p.m.



Chairman McPherson Moore