

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, APRIL 28, 2021, 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 4:08 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; John Fox, Councilman and Nancy Spewak, Mayor.

Approval of the Minutes from the March 24, 2021 meeting

Commissioner Holtman made a motion to approve the minutes with a modification, seconded by Commissioner Gausnell. All those present were in favor; the minutes were approved as amended.

Items for Consideration

ZPC 21-04 Request for an amendment to a Special Use Permit submitted by Litzsinger School for a small addition of 400 square feet to the entry area of the building and relocation of the Audiology Department. Property is located at 10094 Litzsinger Road in the A Residential zoning district.

Ms. Sukanek introduced Mr. JR Wilhite of Clayton Engineering to speak on behalf of the application. He reported the amendment to the Special Use Permit is necessary to relocate the Audiology Department, renovate the interior, add a small building addition, and include some parking in front of the area. The plan includes underground water quality meeting all MSD requirements.

Ms. Sukanek reported the proposal includes some pavement removal with additional trees and landscaping. The plan has preliminary Storm Water and Landscape approval. There is a shared driveway with the abutting property to the south, the resident has cross access off Rolling Hills Ln.

Gary Clodfelter, Director of Facilities and Operations of the Special School District addressed the Commission. The facility and the neighbor to the south, Mr. Cruso, share a driveway, a relationship and an agreement. They have been in contact regarding this proposal.

Ms. Sukanek added conditions detailed in the staff report would be requirements to the amendment.

Commissioner Toft moved the Special Use Permit for the Special School District be amended to allow plans as proposed with the following conditions:

- that the development and improvement are subject to all existing S.U.P.s
- that the applicant follows the plans unless there is a specific agreement with the City for a modification
- that the improvement be subject to all applicable ordinances
- that the applicant follows all the City's rules for construction

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

The next meeting will be held on June 23, 2021.

Commissioner Kahn moved to adjourn. Seconded by Commissioner Holtman.
Meeting adjourned at 4:18p.m.

Chairman McPherson Moore