

**MINUTES OF MEETING
ZONING AND PLANNING COMMISSION
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, NOVEMBER 17, 2021, 4:00 P.M.**

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 4:06 P.M. The following members were present:

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

Also present were Andrea Sukanek, City Planner; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Ken Andreski, Jr., Chief of Police; Lori Wrobel, Deputy City Clerk; Councilman John Fox and Mayor Spewak

Approval of the Minutes from the October 27, 2021 meeting

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

Items for Consideration

ZPC 21-12 Request for approval of a subdivision gate near the intersection of Somerset Downs Drive and S. Warson Road.

Clifford Atkins, 34 Somerset Downs, shared that the street has only 17 homes and several elderly residents. They have met as a group and are currently paying over \$100,000 annually for private security. 90% of the residents are in favor of erecting the gate. Bids are out, and they are waiting on city approval to get started. Crime data has been obtained through the Ladue Police Department. Excessive crime was expressed as the necessitating factor for the gate. There are several options for first responders gain entry through the proposed gate

Bob Clark, 30 Somerset Downs, stated that his home was burgled, and vehicular support was used to remove the large items. He believes a dusk to dawn gate will stop crimes requiring use of a vehicle.

Jeff Held, 35 Somerset Downs, shared that in an attempt to escape, a burglar drove a car into his master suite.

Nick Sansone, past Somerset Downs resident reported that his former home was robbed, the window was shattered to gain entry. He spoke in support of the gate for his friends and former neighbors.

Police Chief Ken Andreski Jr. reported the Somerset Downs is a unique situation. Giving specific numbers in comparison to very similar streets of Warridge and Winding Ridge. Somerset Downs had a significantly higher number of crimes. The police keep a notable presence in attempt to

keep criminals out of the City. The entire St. Louis region is experiencing extraordinary crime numbers.

Ms. Sukanek recommended the applicants be encouraged to follow the following stipulations of the new gate ordinance:

- Gates are to be open from dawn to dusk
- Gates are to include a turnaround for deliveries
- The setback for the proposed gate is 113 feet from Warson Road

Commissioner Crowley moved to approve the request for a subdivision gate at the intersection of Somerset Downs and South Warson Road. Commissioner Toft recommended amending the motion by adding that the proposed fence be modified to comply with the ordinance on fence height; upon second by Commissioner Toft the motion passed unanimously.

ZPC 21-15 Request for a Special Use Permit to reconstruct the St. Louis County Library building at 1640 S. Lindbergh Blvd. Proposed building is 78,180 sq. feet in size in the B residential zoning district.

Dave Hirschbueler of Lamar Johnson Collaborative presented the proposal to replace the existing library Head Quarters Branch building to the Commissioners. The existing building will be replaced with a new library and event center with a three-season courtyard. The courtyard will be screened by both the structure and landscaping. Full time staff numbers decrease from 160 to 30. Current hours of operation will remain unchanged. The greenspace will be increased to 21%. The site has 290 parking spaces and will support groups from 40 to 800. No food or beverages will be sold. Special events may include serving food and beverages.

George Stock of Stock and Associates stated the library has a stormwater retention basin in place.

Maryann Rober, 14 Blayton Lane presented pictures of water and debris in her yard from the library. Her property has eroded by 25' due to a "T" turn in the pipe. She asked if the proposal could include large rocks to address the erosion on her property as her land is sliding away.

Bill Francis, Wood Oaks Trail resident and trustee, shared concerns regarding the 4 homes on Wood Oaks Trail that share the storm water issues with Blayton Lane. He also would like to ensure a fence of sufficient height will be erected in place of the existing fence for the security. During demolition, he would like to know how the dust be controlled due to possible asbestos?

Jason Zhen, 18 Blayton Lane spoke regarding building use. Loud music from parties held at the library, loud noise from trash pickup early in the mornings and the noise from groups gathering at the parking lot as a meeting place are all concerns. The building height is an issue, since the second story conceivably will be looking into to the bedrooms of the second story of his home.

David Vitale, Winding Ridge Road questioned the intended use, hours of operation, lighting and noise. The trash corral is right next to his neighbor's yard. The large capacity of meeting area could create a problem with lighting and noise. Rooftop utilities could generate noise for the neighborhood. The trash coral is on the property line and could be placed closer to the building.

Ms. Sukanek stated currently there are not restrictions on the library hours.

Mayor Spewak reported the City worked with Frontenac to address lighting issues created by commercial buildings in their municipality.

Commissioner Toft reported that measures were made to update the lighting ordinance.

Kristen Sorth, Director of the St. Louis County Library system, shared the library hours remain as: M-Th 9 a.m.-9 p.m., Fri 9 a.m.- 5 p.m., Sat 8 a.m.- 5 p.m. and Sun 1 p.m.-5 p.m. The new facility will only serve as a branch of the library. Many of the Headquarters' dealings will be moved to the new Frontenac location; deliveries and bookmobile will no longer occur at this branch. Approximately 8-10 library sponsored events will be held per year. Author events will be held from 7 p.m. to 10 p.m. Meeting rooms are bookable for the public. The library is not a venue for large events.

Mr. Hirschbueler stated the equipment on the roof is screened by the slopes of the building, this will also aid in sound reduction.

Robin Vitale asked about the smell generated by the trash. The reduction of personnel will significantly reduce the amount of trash produced and the smell.

Specific guidelines for hours of construction are dictated by the City.

Ms. Rober inquired about the screening, and how the applicant would water the plants, for upkeep. Mr. Hirschbueler added that the plan is fully irrigated.

Mr. Francis requested the library make a commitment to the residents for trash pickup times. There is an existing unlocked and unused gate on the northeast side of the property; he requested the gate be left off of the new plans.

Commissioner Toft moved that a Special Use Permit for a new library building be granted to the St. Louis County Library subject to the following conditions:

- That the construction project complies with all city ordinances
- That the S.U.P is subject to the City's review of all stormwater calculations
- That the applicant address existing stormwater erosion issues on Blayton Lane and Wood Oaks Trails
- That a fence 6'in height be installed on the three sides of the property adjacent to the residential neighbors
- That the applicant install and maintain evergreen screening along the fence line

Commissioner Crowley seconded, which passed unanimously.

ZPC 21-13 Request for approval of a text amendment to revise the Ladue Zoning Ordinance (Ordinance #1175) regarding the operation of business from vehicles and special events.

Ms. Sukanek did not make many changes to the proposal. The Special Event section would be added to the Code of Ordinances. Proposed changes allow more flexibility for the residents. Special events could be held in any zoning district without a Special Use Permit. Ensuring special events comply with City Ordinances without imposing additional zoning

requirements.

Special Event approval is required for events that include the following:

- Utilization of public sidewalks, roads, green space, or any other publicly owned property
- Mobile food vendors
- Bonfires, fireworks, or any other activities that require special approval from the Fire Department
- Amusement devices (i.e., bounce house, carnival equipment)
- Tents that exceed 400 square feet in size
- Live music or other amplified sound
- Provision of services by City staff

Currently we only allow Special Use Permits for events in commercial districts, although most events in Ladue are held in residential districts at homes, schools, churches, or the County Library property.

Special Event approval exemptions:

- Event sponsored by the City of Ladue or St. Louis County.
- Expressive Events

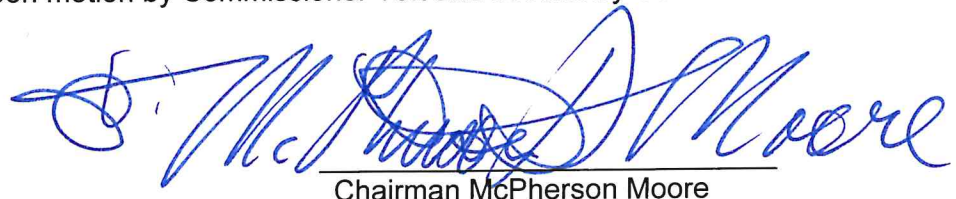
S.U.P. and Special Event Approval required for the events with:

- Sound exceeding the City's noise ordinance.
- Events lasting more than 10 hours.
- Events with 8 or more vendors
- Sales of liquor by the drink
- Open to the public

Mobile Food Vendors meeting City Ordinances and licensed annually for \$25 will be allowed at approved special events

Commissioner Toft moved that we ask the City Council to amend the Code of Ordinances Chapter 86 regarding Special Events and Public Amusements as outlined by the City Planner, and further that we ask the City Council to amend section 7 of the Zoning Code regarding Special Use regulations as set forth by the City Planner, and further that section IV. A (4)e of the Zoning Code be amended as proposed by the City Planner.

The meeting adjourned upon motion by Commissioner Toft and second by Commissioner Gausnell at 6:00 p.m.



Chairman McPherson Moore