



**MINUTES  
PLAN COMMISSION  
WEDNESDAY, MARCH 14, 2023 – 1:00 P.M.**

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CHAIRMAN JEFFREY FERNHOFF  
JOHN FALK  
REED VOORHEES  
BRAD WEITEKAMP  
SCOTT SMITH  
JON EMERT

CITY ATTORNEY, ALEXANDRA SIEVERS  
CITY ADMINISTRATOR, BEN DECLUE  
DEPUTY CITY CLERK, JOANNE CARR

**MEETING CALLED TO ORDER**

Mr. DeClue called the meeting to order at 1:00 p.m.

**ROLL CALL**

Present: Mr. Voorhees, Mr. Emert, Mr. Weitekamp, Mr. Falk

Absent: Mr. Smith, Chairman Fernhoff

**APPROVAL OF MINUTES FROM MARCH 8, 2022**

Mr. DeClue asked if there were any additions or corrections to the minutes from March 8, 2023. There being none, he asked for a motion. Mr. Weitekamp moved approval of the minutes as submitted, seconded by Mr. Falk. The motion was approved.

**DISCUSSION: ZONING CODE DEFINITIONS**

Mr. Voorhees stated that Section 2, Building Height definition, was deleted adding that the definition in Section 1 was written to include all zoning districts. Mr. Voorhees also noted that the new definition for tree caliper was included per Mr. Weitekamp's earlier change.

Mr. Emert stated that the combined building height definition was the expedient way to go, and it cleaned up the wording adding that the building code differentiates the differences between the zones anyway.

Mr. Falk noted that a definition to include the second story of a detached garage was written then excluded in the red lined ordinance copy and asked why it should be excluded.

Mr. Voorhees stated that it was determined during earlier discussions that with the definitions within the guidelines for ½ story living spaces would address the issue for space above a story and a half garage. Mr. Voorhees stated that Mr. Moran was concerned that the scale would not be bad as written but added that in his opinion, a 2-story garage should be included in the FAR.

It was noted that technically a ½ story was not included, full stories would be included, but generally, there were no 2 story garages due to height restrictions.

Mr. Falk stated that most new garages were higher than a ½ story which is still excluded in the new code. Mr. Falk stated that there was a potential FAR issue related to future expansion of attic space in a home or garage which the City might never know anything about.

Mr. DeClue stated that a permit would be required by St. Louis County and a zoning permit by the City.

Mr. Voorhees stated that in reality, the code allows the extended area.

Mr. Emert suggested that listed 5' could replace the 3' listed under ½ story across all definitions which would then include the second story of the garage.

It was noted that it would take away from the detached garage.

Mr. Voorhees stated that there was often a scale issue with the full story above a garage.

Mr. DeClue noted that a full story was under the St. Louis County Building Code and added that the new FAR would be tight for new construction.

Mr. Emert suggested changing the 3' to 5' in the ½ story definition and asked if the full story above the garage needed to be covered in the FAR since the bottom was not covered.

Mr. Falk stated that the FAR should address 'livable space' or conditioned space in a garage or house.

Mr. Emert stated that the garage would be counted if it met livable space.

Mr. Vorhees stated the code limited the ½ story, but the definition did not cover it adequately.

It was noted that livable space above a garage counted towards the FAR as defined in the St. Louis County code or in other words, any livable space at 7' or higher.

Mr. Voorhees stated that the Glendale code did not address the space.

Mr. Emert stated that a ½ story or second story above a garage did not expand the footprint of the lot and wondered if there was a reason to count it in the FAR.

Mr. Voorhees stated that the FAR was not about area but about mass, adding that the size of the lot did not matter adding that a garage takes up a lot of room on a narrow lot or cumbersome to the scale of the lot.

Mr. Weitekamp agreed noting that he could build as large as the lot allowed.

Mr. DeClue stated that there was a maximum height defined for a garage.

Mr. Weitekamp commented about 940 Hawbrook and it was noted that the detached garage on that lot was not included in the FAR but would have been counted on an attached garage.

Hearing no more discussion, Mr. Voorhees called for a motion.

Mr. Falk moved to recommend the new zoning definition changes to the Board of Aldermen as listed below:

- Change the wording for the ½ story definition from 3’ to 5’ feet as follows:

**STORY, HALF:** A space under a sloping roof which has the line of intersection of roof decking and wall face not more than five (5) feet above the top floor level, and in which space not more than two-thirds ( $\frac{2}{3}$ ) of the floor area is finished off for use. A half-story space is counted for the purposes of FAR calculations.

- Remove ‘garage’ from ‘Basement areas, unenclosed porches and garages are excluded’ as follows:

**FLOOR AREA RATIO (F.A.R):** The total Gross Floor Area of the building or buildings determined by adding the Adjusted Gross Floor Area for each of the stories including second floor areas open to the floor below and 50% of the attached garage, excluding an attached basement garage, divided by the total lot area. Basement areas and unenclosed porches are excluded. Floor area for the first and full second floor shall be measured from the exterior of the building. See Chapter 5 of the Architectural Review Board Guidelines for a more detailed description of F.A.R. calculation and proofs of measure requirements.

- Change the wording in Section 1, item (d) to include the exception ‘of areas defined as livable space’ as noted as follows:
  - d. Detached Garages shall not be counted. Areas within a detached garage defined as livable space, including a second story or half-story above a detached garage shall be counted.

Mr. Emert seconded the motion which was unanimously approved.

Mr. Voorhees called for a vote.

Ayes: Mr. Emert, Mr. Weitekamp, Mr. Voorhees, Mr. Falk

Nays: None

Not Present: Mr. Scott, Chairman Fernhoff

#### MISCELLANEOUS

None.

#### ADJOURNMENT

Mr. Falk moved to adjourn the meeting, which was seconded by Mr. Emert. The motion was unanimously approved.

These minutes approved as amended this 22nd day of March, 2023

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Joanne Carr, Deputy City Clerk