



# AGENDA

for the

CITY OF WILDWOOD'S

## PLANNING AND ZONING COMMISSION

City Hall Council Chambers · [16860 Main Street](#)

February 1, 2016 - Monday

7:30 P.M.

If you would like to submit a comment regarding an item on this meeting agenda, please visit the [Form Center](#).

- I. Welcome To Attendees And Roll Call Of Commission Members
- II. Review Tonight's Agenda/Questions Or Comments
- III. Approval Of Minutes Of The Meeting Of Monday, December 21, 2015  
Documents: [DRAFT MINUTES 12-21-15.PDF](#)
- IV. Department Of Planning's Opening Remarks/Updates – One (1) Item For Action
  1. (Closed) Session (RsMO 610.021 (1)) For Legal Matter And Discussion With Legal Counsel. (Wards – All)
- V. Public Hearings – One (1) Item For Consideration – Not Ready For Action
  1. A Postponement Will Be Requested On This Hearing

- a. P.Z. 24-14 Centaur Station, C/O Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005

A response to a communication from Michael Phelan, which is dated October 16, 2015, **regarding P.Z. 24-14 Centaur Station**, noting his intent to proceed with the placement of the historic building on the City's registry, thereby requiring the revocation of the Landmark and Preservation Area (LPA) that was approved on December 8, 2014 and governs these two (2) tracts of land located on the west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road) Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

## VI. Old Business – Two (2) Items For Consideration

### 1. Information Reports – One (1) Item For Consideration

- a. P.Z. 23-15 Pond Athletic Association, C/O Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038

A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

Documents: [VI.A. PZ 23-15 POND ATHLETIC ASSOCIATION INFORMATION REPORT.PDF](#)

- a.1. Public Comments On Recommendation

- a.2. Correspondence Items – One (1) Item For Consideration

- b. P.Z. 1 And 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038

A request to amend existing Planned Residential Development Overlay District Ordinance #1189 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers 22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to a restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously approved design. **(Ward Two)**

Documents: [VI.B. PZ 1 AND 1A-99 WJ BYRNE BUILDERS - STRECKER FOREST - CORRESPONDENCE ITEM.PDF](#)

## VII. New Business – Two (2) Items For Consideration

1. Correspondence Items – One (1) Item For Consideration – No Action Requested Tonight – For Discussion Purposes Only

- a. A Response To A Communication From Drew Bextermueller, Director Of Real Estate For Dierbergs Markets, Inc., Which Is Dated November 17, 2015

Regarding P.Z. 14-98 Dierbergs Wildwood Town Center; Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator Number: 23V320195); that seeks modifications to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-thru facility, as part of Outlot G. **(Ward Eight)**

Documents: [VII.A. DIERBERGS MARKETS - RESPONSE TO COMMUNICATION.PDF](#)

- a.1. Public Comments On Recommendation

- b. A Response To A Communication From Douglas B. Gilberg, Owner Of Gilberg Perennial Farms And Wildwood Green Arts, LLC., Which Is Dated October 29, 2015

Requesting amendments to an Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District **(St. Louis County's P.C. 162-89 Douglas Gilberg)**, which

governs the use of this 7.34 acre site that is located on the east side of Ossenfort Road, north of Melrose Road (Locator Number: 24Y420183/Street Address: 2906 Ossenfort Road.) **Proposed Use: The addition of an education center, meeting space, and acoustic entertainment, all within the existing buildings that are located on the subject site, along with the previously authorized plant nursery, with sales room. (Ward Six)**

Documents: [VII.B. DOUG GILBERG - RESPONSE TO COMMUNICATION.PDF](#)

b.1. Public Comments On Recommendation

VIII. Site Development Plans – One (1) Item For Consideration

1. Site Development Plans-Public Space Plans-Record Plats – One (1) Item For Consideration

a. A Recommendation Report On A Site Development Plan (SDP) Package For P.Z. 20-14 Happy Hounds Playground, L.L.C., C/O Clayton Engineering, Steve Quigley Conditional Use Permit in the NU Non-Urban Residence District; east side of Pond Road, south of State Route 100; which will authorize the use of this recreational facility for a private dog park. **(Ward One)**

Documents: [VIII.A. PZ 20-14 HAPPY HOUNDS PLAYGROUND - SDP RECOMMENDATION.PDF](#)

a.1. Public Comments On Recommendation

IX. Other – No Items For Consideration

X. Closing Remarks And Adjournment By Chair Of Commission

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