

**CITY OF WILDWOOD, MISSOURI**  
**RECORD OF PROCEEDINGS**

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**MEETING OF THE PLANNING AND ZONING COMMISSION**

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

November 7, 2016

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The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:30 p.m., on Monday, November 7, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

**I. Welcome to Attendees and Roll Call of Commission Members**

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (9)

Chair Bopp  
Commissioner Lee  
Commissioner Renner  
Commissioner Archeski  
Commissioner Gragnani  
Commissioner Bartoni  
Commissioner Kohn  
Council Member Manton  
Mayor Bowlin

ABSENT – (0)

Other City officials present: Director of Planning Vujnich, Planner Newberry, and City Attorney Young.

**II. Review Tonight's Agenda / Questions or Comments**

There were no questions or comments on the agenda.

**III. Approval of Minutes from the September 19, 2016 Meeting**

A motion was made by Council Member Manton, seconded by Commissioner Gragnani, to approve the minutes from the October 17, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

**IV. Department of Planning Opening Remarks**

No opening remarks from the Department of Planning.

**V. Public Hearings – One (1) Item for Consideration**

- a) **P.Z. 12-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** - A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the

allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich explained this item is being considered at the request of the Planning and Zoning Commission itself, which is in response to a question raised by the owner of the Big Chief Roadhouse regarding the requirement that of outdoor live music performances be reviewed on an annual basis, which is not required of other similar establishments in the City. Director Vujnich noted the Department of Planning conducted a survey of existing businesses that might be impacted by this matter and outlined the results of it. He also noted the businesses that were asked to participate in the survey were also notified of tonight's public hearing and invited to participate in it. He noted the possible need to address existing site-specific ordinances that may or may not include regulations regarding outdoor music. Director Vujnich also explained this type of activity is encouraged in the Town Center Area. He referenced a draft ordinance prepared by City Attorney Young, which has been provided to Commission Members.

Chair Bopp invited members of the public to comment on the item. No members of the public wished to comment on the item.

Discussion was held among Commission Members regarding the draft ordinance provided by City Attorney Young; the need to address the broadcasting of music outdoors through speakers; and the possible regulation of gasoline pumps that project music or other noise.

City Attorney Young explained certain components of the draft ordinance provided to Commission Members and explained this approach would give the City an additional means to enforce noise concerns.

A motion by Commissioner Gragnani, seconded by Commissioner Archeski, to close the public hearing. A voice vote was taken regarding the motion to close the Public Hearing. Hearing no objections, Chair Bopp declared the motion approved.

## **VI. Old Business – Three (3) Items for Consideration**

### **Letters of Recommendation – One (1) Item for Consideration**

- a) **P.Z. 15-15 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** - A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by adding new requirements to Section 415.380 Miscellaneous Regulations to ensure the use of drones in all zoning district designations complies with air space rights associated with public and privately-owned properties in the City of Wildwood. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich outlined the changes to the draft Letter of Recommendation, based on the action of the Planning and Zoning Commission at its October 17, 2016 meeting. These changes include the addition of a "Definitions" Section and additional components to address privacy and trespass considerations.

A motion by Commissioner Lee, seconded by Commissioner Bartoni, to open the discussion on the item. A voice vote was taken regarding the motion for discussion. Hearing no objections, Chair Bopp declared the motion approved.

Chair Bopp invited members of the public to comment on the item. No members of the public wished to comment on the item.

Discussion was held among Commission Members regarding the extent of the privacy protection resulting from the changes that had been made.

A motion by Mayor Bowlin, seconded by Commissioner Bartoni, to accept the Letter of Recommendation and forward it to City Council.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gagnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 9-0.

#### Information Reports – Two (2) Items for Consideration

- a) **P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005** – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. **(Ward Six)**

Planner Newberry read the request into the record.

Director Vujnich outlined the changes made to the proposal, which included a reduction in lots from twenty-four (24) to twenty-two (22); all lots being a minimum of three (3) acres in size; and a slight change to the street network to accommodate such. He explained the two (2) phases of grading that are being required. Director Vujnich addressed concerns raised regarding the management of stormwater. He stated the Department of Planning is recommending approval of this proposed Planned Residential Development Overlay District (PRD), as presented.

Chair Bopp invited representatives of the petitioner to address the Commission.

**Mike Doster, petitioner's legal counsel**, stated it was his belief the petitioner has responded to the concerns expressed by citizens and the Planning and Zoning Commission. He stated it was also his belief that this proposal is an appropriate application of the Planned Residential Development Overlay District (PRD).

Chair Bopp invited members of the public to comment on the item.

**Ralph Bicknese, 1133 Ridge Road,** stated his concerns regarding the side yard setback areas and stormwater management.

**Richard Schneider, 1511 Windwood Hills Drive,** expressed his concerns regarding the side yard setback areas and tree preservation. He stated it was his belief the proposal is not consistent with the surrounding area.

**Sarah Bracken, 1430 Bald Eagle Road,** stated her concerns regarding the impact this proposal would have on her viewscape and the impact on tree preservation upon the site.

**Tom Hugel, 1529 Lack Ridge Road,** stated his concern regarding the impact this proposal would have on his viewscape.

**Tom Eisenbeis, 16304 Meadowside Ridge Lane,** thanked the petitioner for responding to the concerns expressed by surrounding residents. He expressed his concerns regarding the impact this proposal would have on his viewscape

**Harry Billiot, 1529 Lookout Mountain Drive,** was unable to attend tonight's meeting, but wished to submit his comments for the record. Those comments are attached to these minutes.

Discussion was held among Commission Members regarding the side yard setback areas; the placement of the homes on the individual lots; concerns regarding stormwater management; and the two (2) phase grading requirements.

**Chris DeGuentz, Fisher and Frichtel Homes,** explained the slight change to the street network was made to increase the buildable area, which allows for the least amount of disturbance.

A motion by Council Member Manton, seconded by Commissioner Gagnani, to accept the Department's report and recommendation to approve the proposed application of the Planned Residential Development Overlay District (PRD), as presented.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gagnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 9-0.

- b) P.Z. 13-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to review and consider amendments to the City of Wildwood's Zoning Ordinance – Chapter 415 of the City of Wildwood Municipal Code – for all of its "R" Residence District designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, along with Chapter 415.030 Definitions, which would thereby reconsider the current inclusion of 'Large Water Features' as a Conditional Land Use and

Development Permits Issued By the Commission, along with any applicable regulations relating to the same. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich outlined the history of this matter. He stated the Department is not recommending the regulations regarding Large Water Features be changed at this time. He noted the amount of research and consideration that was given to composing the existing regulations and the Department's position that one (1) application of the new requirements would not represent its success or failure.

No discussion was held among Commission Members.

A motion by Commissioner Archeski, seconded by Mayor Bowlin, to accept the Department's report and recommendation not to amend the City of Wildwood's Zoning Ordinance regarding the regulation of 'Large Water Features'.

Chair Bopp invited members of the public to comment on the item.

**Council Member DeHart, Ward One**, asked the Commission to reconsider the motion on the floor and amend the Zoning Ordinance to allow 'Large Water Features' without a permit or increase the acreage threshold of them, so a permit would only be applicable for larger types.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 9-0.

Correspondence Items – No Items for Consideration

**VII. New Business – No Items for Consideration**

**VIII. Site Development Plans-Public Space Plans-Record Plats – No Items for Consideration**

**IX. Other – One (1) Item for Consideration**

**X. Closing Remarks and Adjournment**

Motion by Mayor Bowlin, seconded by Commissioner Lee, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:15 p.m.

Approved by: Francine Gragnani  
Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

\* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.

I will not be able to attend the meeting this evening however there were 2 items which I feel are of concern and it would be great if any of you who are attending would like to bring them up for discussion.

1. On page 3 of the Auburn Ridge proposal, item #3 states....."The design of the site incorporates a public space dedication to the City of Wildwood to provide access through the site to the Rock Hollow Valley."

*My questions: How does this benefit anyone other than the new residents of the proposed subdivision? Why would the City of Wildwood accept this trail (public space) and the maintenance responsibilities & expenses that go along with it?*

2. On page 3 of the Auburn Ridge proposal, item #5 states....."The development's design concept indicates the use of twenty (20) foot front yard setback areas".

*The City of Wildwood Zoning Regulations, Section 415.090 "NU" Non-Urban Residence District Regulations (G. 3. Minimum yard requirements - general, line a.) states: "Front yard. No structure shall be allowed within fifty (50) feet of any roadway right-of-way line or large lot roadway easement."*

*How does the Auburn Ridge proposal's 20 foot setback fit within those guidelines?*

Thanks in advance to anyone willing to present these questions to the board.

Sincerely,  
Harry Billiot

1529 Lookout Mountain Dr.