

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

December 19, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:30 p.m., on Monday, December 19, 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 – (8)

Chair Bopp
Commissioner Archeski
Commissioner Gagnani
Commissioner Bartoni
Commissioner Kohn
Commissioner Beattie
Council Member Manton
Mayor Bowlin

ABSENT – (2)

Commissioner Renner
Commissioner Lee

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 December 5, 2016 Meeting

A motion was made by Commissioner Archeski, seconded by Council Member Manton, to approve the minutes from the December 5, 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 – Ten (10) Items for Consideration

A request for Conditional Use Permits (CUP) from **Missouri American Water (MOAW)** to allow the placement of Data Collection Units (DCU) upon existing emergency alert siren poles within rights-of-way throughout the City of Wildwood in order to facilitate the collection of water meter usage. The Data Collection Units (DCU) are proposed at the following locations:

1. **P.Z. 15-16 MOAW DCU 43** – Unit to be placed upon the existing emergency alert siren pole located within the northern right-of-way of Ridge Road (generally located adjacent to 1120 Ridge Road); at the following latitude and longitude: LAT 38.557795/LONG -90.600937 (**Ward Six**)
2. **P.Z. 16-16 MOAW DCU 57** – Unit to be placed upon the existing emergency alert siren pole located within the southern right-of-way of Alt Road, at State Route 109 (generally located adjacent to 4000 Alt Road); at the following latitude and longitude: LAT 38.541/LONG -90.63235 (**Ward Six**)
3. **P.Z. 17-16 MOAW DCU 58** – Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Village Hills Parkway (generally located adjacent to 16505 Willow Glen Drive); at the following latitude and longitude: LAT 38.568697/LONG -90.627732 (**Ward Eight**)
4. **P.Z. 18-16 MOAW DCU 64** – Unit to be placed upon the existing emergency alert siren pole located within the eastern right-of-way of Ossenfort Road (generally located adjacent to 19159 Melrose Road); at the following latitude and longitude: LAT 38.574013/LONG -90.720703 (**Ward Six**)
5. **P.Z. 19-16 MOAW DCU 103** – Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Valley Road (generally located adjacent to 2611 Chatham Place Court); at the following latitude and longitude: LAT 38.610852/LONG -90.597849 (**Ward Two**)
6. **P.Z. 20-16 MOAW DCU 110** – Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Shepard Road (generally located adjacent to 1339 Shepard Road); at the following latitude and longitude: LAT 38.622574/LONG -90.632279 (**Ward Three**)
7. **P.Z. 21-16 MOAW DCU 111** – Unit to be placed upon the existing emergency alert siren pole located within the eastern right-of-way of Wildhorse Parkway Drive (generally located adjacent to 17699 Wildridge Drive); at the following latitude and longitude: LAT 38.641849/LONG -90.632613 (**Ward Two**)
8. **P.Z. 22-16 MOAW DCU 118** – Unit to be placed upon the existing emergency alert siren pole located within the northern right-of-way of Manchester Road (generally located adjacent to 17367 Manchester Road); at the following latitude and longitude: LAT 38.580517/LONG -90.65506 (**Ward One**)
9. **P.Z. 23-16 MOAW DCU 123** – Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Wild Horse Creek Road, at State Route 100 (generally located adjacent to 2300 Wild Horse Creek Road); at the following latitude and longitude: LAT 38.583961/LONG -90.683589 (**Ward One**)
10. **P.Z. 24-16 MOAW DCU 114** – Unit to be placed upon the existing emergency alert siren pole located within the southern right-of-way of Wild Horse Creek Road (generally located adjacent to 18440 Wild Horse Creek Road); at the following latitude and longitude: LAT 38.642967/LONG -90.673854 (**Ward One**)

Director Vujnich and Planner Newberry read the requests into the record.

Director Vujnich submitted into the official record the City's Charter, the Master Plan, Chapter 415 of the City's Zoning Ordinance, the City's files on these ten (10) requests, and the written agreement between Missouri American Water and St. Louis County allowing the use of its facilities for proposed co-locations.

A motion was made by Commissioner Archeski, seconded by Commissioner Gragnani, to accept into the record the documents submitted. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

Director Vujnich noted Missouri American Water is installing a network of Data Collection Units (DCU) throughout its service areas located within St. Louis County, including portions of Wildwood, in order to facilitate the collection of water meter usage. He noted there are a total of twenty-seven (27) poles proposed in the City at this time and these first ten (10) are to be co-located on existing emergency alert sirens in St. Louis County's system.

Chair Bopp invited the representative from Missouri American Water to address the Commission.

Matt Lueders, Project Manager, Missouri American Water, stated Missouri American Water is installing this network of Data Collection Units (DCU) in order to create a more efficient approach to collecting water meter usage for billing purposes. He noted Missouri American Water has received approval from the St. Louis County's Emergency Communications Commission to co-locate equipment on the existing emergency siren poles. He also stated co-locating on these existing poles was pursued in order to reduce the number of new structures that would need to be erected to complete the network.

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

Discussion was held among Commission Members regarding whether or not there would be an increase in the height of the existing poles; details regarding the transmittal capabilities of the proposed equipment; other examples of implementing this data collection system in the region; and the need to provide information regarding any fee increases that might be incurred by Wildwood customers in order to recover the costs of this capital improvement project.

A motion was made by Mayor Bowlin, seconded by Council Member Manton, to postpone the future Information Report to be presented to the Commission for nine (90) days in order for the petitioner to gather the information regarding any fee increases that might be incurred by Wildwood customers in order to recover the costs of this capital improvement project.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 8-0.

VI. Old Business – One (1) Item for Consideration

Letters of Recommendation – No Items for Consideration

Information Reports – One (1) Item for Consideration

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 outlined the history of establishing universal parameters regarding live performances and outdoor entertainment, particularly concerns expressed by the owner of Big Chief Restaurant. He stated the Department is not recommending the creation of new legislation to address outdoor music performances at this time. He noted these issues can be addressed by the City with the existing tools through the City's Zoning Ordinance, planned districts, and peace disturbance laws on a case-by-case basis.

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

A motion was made by Commissioner Archeski, seconded by Council Member Manton, to accept the Department's recommendation.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 8-0.

VII. New Business – Four (4) Items for Consideration

P.Z. 4-16 Scott Fieser, 10 Whitsetts Fork Ridge Road, Wildwood, Missouri, 63038, is seeking a second review and action of the Planning and Zoning Commission on an outdoor game court (full court basketball court, with lighting), which is located at 10 Whitsetts Fork Ridge Road, Wildwood, Missouri (Locator Number 26V430121)); NU Non-Urban Residence District. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The game court and lighting is currently installed, without Planning and Zoning Commission approval, and situated to the west of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Six)**

Planner Newberry read the request into the record.

Director Vujnich provided a brief history of the project and outlined the characteristics of the site, where outdoor game court and lighting have been installed. Director Vujnich noted this item was before the Commission at its June 20, 2016 meeting and the members did not support the authorization because a number of violations that needed to be addressed before the outdoor game court with lighting could be approved. He stated the petitioner petitioned the Board of Adjustment on September 15, 2016 seeking a variance to the side yard setback area and the height of the light standards and were ultimately granted a five (5) foot side yard setback area in lieu of thirty (30), but did not receive a waiver to the height of the light standards. He noted following the Board of Adjustment action, the next appropriate step is for the Commission to reconsider the authorization of the outdoor game court with lighting. Director Vujnich stated the Department is recommending approval, with a number of conditions outlined in the its report

Chair Bopp invited the petitioner to address the Commission.

Heather Fieser, expressed her apologies for the installation of the court and lighting without review of the City, but emphasized it is her intent to bring the improvements into compliance with the City's regulations. She respectfully requested the Commission authorize the game court and lighting.

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 fact this would be the first lighted game court authorized by the City and clarifications regarding the petitioner meeting the conditions listed in the Department's report.

A motion was made by Council Member Manton, seconded by Commissioner Bartoni, to approve the outdoor game court with lighting, with conditions.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 8-0.

- a) A response to a communication dated November 22, 2016, from Dionna Helfers, Vice-President of the Pond Athletic Association, regarding **P.Z. 23-15 Pond Athletic Association**; Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District; west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road), which seeks to amend the current governing conditions of this permit to allow slatting versus windscreen type material on fields displaying sponsorship banners and allowances for limited light trespass in association with the two (2) planned athletic fields along the respective property boundaries. (**Ward One**)

Planner Newberry read the request into the record.

Director Vujnich outlined the history of the Conditional Use Permit (CUP) governing the site and noted it was amended in 2006 to allow the lighting of two (2) additional fields near the property's western boundary. He noted the Department met with representatives from Pond Athletic Association (PAA) and the City's lighting consultant to discuss a solution to the light trespass around the perimeter of the two (2) fields. He stated that, for these two (2) fields to meet the City's requirements in regards to lighting, some level of light trespass would need to be accommodated along this western boundary. He also stated the Department is not recommending any light trespass be permitted along the site's north, south, and east boundary.

Chair Bopp invited the representative for Pond Athletic Association to address the Commission.

Jeff Plunkett, Pond Athletic Association, expressed the Association's intent to meet the requirements of the City.

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 consideration of using LED lights being cost prohibitive and the continued belief the existing vegetation along the western boundary would provide some screening to lessen the extent of light trespass.

A motion was made by Council Member Manton, seconded by Commissioner Kohn, to accept the Department's recommendation.

Chair Bopp called the question.

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

Ayes: Commissioner Gragnani, Commissioner Bartoni, Commissioner Beattie, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: Commissioner Renner and Commissioner Lee

Abstain: Commissioner Archeski

Whereupon, Chair Bopp declared the motion passed by a vote of 7-0, with one (1) abstention (Commissioner Archeski).

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

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Director Vujnich thanked the Commission for its year of service to the City and wished the members Happy Holidays!

Motion by Mayor Bowlin, seconded by Commissioner Beattie, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:30 p.m.

Approved by:

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.

DRAFT