

**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  
FEBRUARY 16, 2016

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The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Tuesday, February 16, 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 – (10)	ABSENT _____ - (0)
Chair Bopp	
Commissioner Lee	
Commissioner Archeski	
Commissioner Peasley	
Commissioner Renner	
Commissioner Gragnani	
Commissioner Liddy	
Commissioner Bauer	
Council Member Manton	
Mayor Woerther	

Other City Officials Present: Director of Planning Vujnich, City Attorney Golterman, Planner Newberry, and Director of Public Works and City Engineer Brown.

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

There were no questions or comments on the agenda.

**III. Approval of Minutes from the February 1, 2016 Meeting**

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to approve the minutes from the February 1, 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**

Director Vujnich explained that he received an email from Mr. Tom Cummings, the petitioner for **P.Z. 19-15 1971 Pond Road**, a few hours before tonight's Planning and Zoning Commission meeting, requesting the item be postponed.

A motion was made by Mayor Woerther, seconded by Commissioner Lee, to amend the agenda in order to act on the requested postponement. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the agenda was amended.

**P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132** – A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

Planner Newberry read the request into the record.

A motion was made by Mayor Woerther, seconded by Commissioner Liddy, to postpone the item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the item was postponed.

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

(a) **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040**– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; 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)**

Director Vujnich explained the Planning and Zoning Commission had previously considered and recommended approval of the Landmark and Preservation Area (LPA) for this site because of its profound and unique historic value it holds for the community. Director Vujnich noted the site-specific ordinance required the petitioner to submit an application to the Historic Preservation Commission (HPC) for its consideration of the site as a candidate for placement on the City's Historic Registry. The petitioner submitted the application, but requested multiple postponements of a the public hearing, before the Historic Preservation Commission (HPC) was eventually notified by the Department of Planning the owner was no longer going to pursue placement on the City's Historic Registry. Director Vujnich also noted other timelines, specifically regarding the Site Development Plan, had not been met. Efforts were made by the Department to possibly assist the petitioner in meeting the obligations of the site-specific ordinance. Director Vujnich stated that, with no progress in this regard and the petitioner's failure to comply with a major component of the site-specific ordinance, the Department is requesting the Planning and Zoning Commission revoke the established LPA.

Chair Bopp read the public hearing guidelines and opened it.

Hearing no public comments, a motion was made by Commissioner Lee, seconded by Mayor Woerther, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

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

Letter of Recommendation – 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)**

Planner Newberry read the request into the record.

Director Vujnich noted the Commission gave a favorable action on the Department's Information Report for the amendment to the existing Conditional Use Permit (CUP) to allow Pond Athletic Association to have sponsorship banners under certain conditions. Director Vujnich presented the draft Letter of Recommendation and outlined the conditions, highlighting the new condition, as voted upon by the Commission at its February 1, 2016 meeting. The conditions are as follows: only five (5) of seven (7) fields could have banners; black or dark green wind screen would have to be installed to limit visual impact; banners cannot be visible from roadway; banners shall be printed on one (1) side and have a white background; cannot be lighted, except by existing sources used for play and safety; only six (6) banners on each field and no banner can exceed thirty (30) square feet; maintenance and upkeep of the banners would be required; **and all sponsorship banners shall be removed from the permitted fields at the end of each season.**

Motion by Commissioner Peasley, seconded by Commissioner Renner, to approve the Letter of Recommendation and forward it to the City Council for its consideration.

Chair Bopp called the question.

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

Ayes: Commissioner Peasley, Commissioner Gragnani, Commissioner Lee, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: None

Abstain: Commissioner Archeski

Whereupon, Chair Bopp declared the motion approved by a vote of 9-0, with one (1) abstention.

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

(a.) A report, with recommendation, regarding the City of Wildwood's **Manchester Road – Phase III – Streetscape Project** (Eatherton Road to Taylor Road Roundabout); multiple zoning district designations, including NU Non-Urban Residence District and C-8 Planned Commercial District; public right-of-way area and existing and proposed public easements; thereby approving the design of this important length of City arterial roadway to comply with the Town Center Plan's Streetscape Requirements and Street Specifications. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich described the components associated with the first two (2) phases of the Manchester Road Streetscape Project and highlighted their successes and the value they added to the Town Center. Director Vujnich noted Phase III is the most complicated to complete of the three (3) phases. He explained this project has been considered several times by various bodies, most notably as part of the Five (5) Year Capital Improvement Budget Process. Director Vujnich noted the following components of the Site Development Plan that is before the Planning and Zoning Commission for its consideration: the addition of ten foot (10') wide sidewalks, with permeable surfaces in places; street trees, grates, and decorative street lighting; on-street parallel parking spaces; two (2), eleven foot (11') wide drive lanes, with five foot (5') wide bike lanes, curbs, and gutters; addition of stormwater management facilities; and the necessary relocation of utilities and reconstruction of the sanitary sewers by the City. Director Vujnich stated the Department is seeking a favorable action from the Planning and Zoning Commission on this plan, given the project is consistent with the Town Center Plan, will complete the Manchester Road Streetscape Project, and provide increased safety for multiple modes of transportation.

A motion was made by Commissioner Bauer, seconded by Mayor Woerther, to approve the Site Development Plan.

Commissioner Archeski asked about the plans for connecting Manchester Road and Main Street. The Department of Planning noted this connection has been started with the dedication of Wildwood Avenue, as part of the theatre project.

Commissioner Bauer asked about the extent of improvements that will be made to Woods Road. Director Brown explained the Department of Public Works will not know the extent of improvements, until Public Improvement plans are completed, but Woods Road is intended to be changed at its intersection in order for the sidewalk in its vicinity to be in compliance with ADA requirements.

Commissioner Liddy inquired if there is a planned "Phase IV" for Manchester Road. Director Brown explained there is not another phase of this project, and briefly described plans for Manchester Road, west of State Route 109.

Commissioner Lee asked if there is a pavement striping plan for this project. Director Brown stated there is a pavement striping plan, and the Department of Public Works can make it available to Commissioners.

Chair Bopp called the question.

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

Ayes: Commissioner Peasley, Commissioner Archeski, Commissioner Lee, Commissioner Gragnani, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, and Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

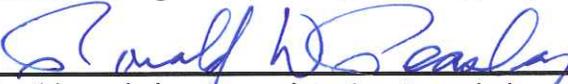
Absent: Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 10-0.

**IX. Other – No Items for Consideration**

**X. Closing Remarks and Adjournment**

A motion was made by Commissioner Peasley, seconded by Council Liaison Manton, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:00 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.