

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

March 7, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:45 p.m., on Monday, March 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 Archeski
Commissioner Peasley
Commissioner Renner
Commissioner Gragnani
Commissioner Bauer
Council Member Manton
Mayor Woerther

ABSENT – (1)

Commissioner Liddy

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

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 Mayor Woerther, seconded by Commissioner Peasley, to approve the minutes from the February 16, 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

Mayor Woerther announced that Commissioner Peasley would be resigning his position on the Planning and Zoning Commission and presented Mr. Peasley with a plaque expressing the Mayor and City Council's grateful recognition and appreciation of his service to the City, both as a City Council Member (2008) and as a Planning and Zoning Commission Member (2008-2016).

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

a) **P.Z. 3-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request for the Planning and Zoning Commission’s review and action on the 2016 update of the City of Wildwood’s Master Plan. The updated Master Plan has been under review by the Master Plan Advisory Committee (MPAC) since January 2015 and its members have acted favorably on this draft and are submitting it for consideration herein. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. The City’s Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. **(Wards – All)**

Chair Bopp read the public hearing guidelines into the record and requested the item be read.

Planner Newberry read the request into the record.

Director Vujnich submitted, for the record, the Wildwood City Charter, the Master Plan, as updated in 2006, and the City’s Zoning Ordinance and Subdivision and Development Regulations. Director Vujnich explained the Planning/Economic Development/Parks Committee of the City Council established the makeup of the Master Plan Advisory Committee and the process they would follow. He described the public participation process associated with the Master Plan Advisory Committee’s work. The Master Plan Advisory Committee is submitting the draft version of the 2016 Master Plan Update, with a favorable recommendation. Director Vujnich outlined a number of changes and additions, included in the draft.

Chair Bopp invited members of the public to comment on the 2016 Master Plan Update.

Mary Beth Morth, 17073 Westridge Oaks Drive stated she is not in favor of the proposed change in the land use designation to the Brown property. She noted the property has already had a change to its land use designation in the Master Plan and stated it should not be considered for another change.

Director Vujnich brought to the attention of the Commission a letter submitted by Ward Five (5) Council Member Smith McCutchen that was provided at the Commission Members’ seats (attached to these minutes). Commissioner Bauer, referring to Council Member McCutchen’s letter, expressed her belief that establishing a business development and retention coordinator is the responsibility of the City Administrator and it is an overreach to include it as part of the Master Plan. Discussion was held regarding the legal issues associated with this objective.

Commissioner Bauer, referring to Council Member McCutchen’s letter, stated her belief the objective to make a recommendation to the City Council to make the Economic Development Task Force a standing committee of the City Council is an overreach. Discussion was held regarding the legal issues associated with this objective.

Commissioner Bauer, referring to Council Member McCutchen’s letter, stated her opposition to a change to the land use designation and that doing so would establish a bad precedent. Commissioner Peasley stated this situation is a case of a property owner attempting to raise the value of his lot and he does not

understand any opposition to such a proposal. Commissioner Archeski noted many changes to this property's land use designation have been considered over the years. He also noted the Planning and Zoning Commission is making a recommendation. At Mayor Woerther's request, Director Vujnich was asked to clarify the process of adopting the Master Plan.

Motion by Mayor Woerther, seconded by Commissioner Archeski, 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 – Two (2) Items for Consideration

Information Reports – One (1) Item for Consideration

a) P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Bauer 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.

Motion by Commissioner Archeski, seconded by Commissioner Gagnani, to open discussion on the item.

Director Vujnich explained the request to authorize a Planned Residential Development Overlay District (PRD) in the NU-Non-Urban Residence District and outlined some of the components of the proposal, including the access point on Pond Road; the secondary emergency access from Lynda Jayne Lane; various lot sizes in regard to the PRD; and preserved, contiguous open space resulting from the application of this special procedure, Natural Resource Protection Standards, and tree preservation requirements. Director Vujnich noted this proposal was before the Commission at its February 16, 2016, meeting with a recommendation from the Department of Planning, but the petitioner respectfully requested the item be postponed. A Ward One meeting organized by Council Members DeHart and McGowen, was held with concerned citizens on March 2, 2016, with Department of Planning staff present. Director Vujnich noted the Addendum to the Department of Planning's Information Report, which has been provided to Commission Members, reflects the concerns discussed at the Ward One meeting, and included these points:

- Access to Pond Road and safety issues, particularly in regard to busses.
- Application and appropriateness of the Planned Residential Development Overlay District (PRD).
- Privacy for current and future residents.
- Use of the recirculating sand filter waste water treatment facility and placement of such on site.
- Electrical lines, utility relocation, and the effect on current residents.

Director Vujnich stated the Department supports the requested Planned Residential Development Overlay District (PRD) because it complies with the Master Plan; meets the standards required of a PRD, as set forth by the City's Zoning Regulations; and meets the criteria for a PRD in NU-Non-Urban

Residence District. He noted the Department supports only twenty-five (25) individual lots on this site, as opposed to the twenty-six (26) lots, originally proposed.

Chair Bopp invited individuals from the public to address the Commission.

Tom Smith, 17221 Portland Crest Court, stated he lives close by the proposed development and is opposed to the approval of the Planned Residential Development Overlay District (PRD). He expressed his concerns about the lot sizes less than three (3) acres and the quality of the homes in comparison to existing homes in the area.

Phil Shroeder, 1214 Pond Road, submitted a petition for the record with a number of signatures opposing the proposal (*attached to these minutes*). He stated he also opposed the proposal. Mr. Shroeder noted just because the land is difficult to develop, does not mean it should be given special consideration.

Josh Sprunger, 1548 Pond View Drive, stated his opposition to the approval of the Planned Residential Development Overlay District (PRD). He expressed his concerns about the access to Pond Road, increased traffic, and compliance with the Master Plan. Mr. Sprunger shared a slideshow of photographs depicting examples of recirculating sand filter waste water treatment facilities servicing Three Sisters Farm, The Oaks at Wildwood, and Homestead Estates Subdivisions, which he and other residents visited. He expressed his concerns about facilities of this sort based on his observations, including the following:

- They are an eyesore and are not placed out of the view from the roadway
- They put off a foul odor
- The water leaving the facility did not appear to be clean

(The photos that Mr. Sprunger shared are attached to these minutes)

Erica Sprunger, 1548 Pond View Drive, stated she also visited the recirculating sand filter waste water treatment facilities servicing Three Sisters Farm, The Oaks at Wildwood, and Homestead Estates subdivisions and expressed her concerns about this sort of facility, specifically noting the following:

- The smell the produce, which was confirmed, in some instances, by discussions with neighboring residents
- They are an eyesore
- The sounds they produce
- Their location in comparison to homes and roadways
- The frequency of inspections and the party responsible for addressing any issues
- The quality of the outflowing water
- Why Metropolitan St. Louis Sewer District is not extending service to the site

Ms. Sprunger expressed her concerns about the lot sizes less than three (3) acres, compliance with the Master Plan, increased traffic, safety on Pond Road, and the access to Pond Road.

Tom Finocchio, 1633 Pond Road, stated his opposition to the proposed number of homes and lot sizes. He expressed his concerns about property values and safety along Pond Road.

Jan Sprunger, 1547 Pond View Drive, thanked Council Members DeHart and McGowen for organizing the Ward One meeting held on March 2, 2016. She stated she is opposed to the Planned Residential

Development Overlay District (PRD). She expressed her concerns about the consistency with the surrounding area, compliance with the Master Plan regarding traffic on Pond Road, safety of pedestrians on Pond Road, and the impact of outdoor lighting. She asked that the access point be moved to State Route 100 or Lynda Jayne Lane. She expressed her concerns about recirculating sand filter waste water treatment facilities, which included the following:

- The smell they produce, which was confirmed, in some instances, by discussions with residents neighboring the facilities.
- They are an eyesore
- The sounds they produce, including “gurgling” and beeping of alarms.
- Their location in comparison to homes and roadways

Ms. Sprunger respectfully asked the Commission to postpone an decision on this matter at this time.

Arnie Sprunger, 1547 Pond View Drive, who was unable to attend, but his wife, Jan Sprunger, read from a letter he prepared. Mr. Sprunger stated he is opposed to the development, as it is currently proposed. He stated his concerns about the access to Pond Road, increased traffic, the number of homes, sizes of lots, compliance with the Master Plan, privacy of existing and future homeowners, and the impact of outdoor lighting.

Mr. Sprunger respectfully asked the Commission to postpone any decision on the matter at this time.

Glen DeHart, Council Member Ward One (1), 2347 Ossenfort Road, stated he also visited the recirculating sand filter waste water treatment facilities servicing Three Sisters Farm, The Oaks at Wildwood, and Homestead Estates Subdivisions and expressed his concerns about them, particularly that some did not appear to be working properly. Council Member DeHart asked the Commission to carefully consider these facilities and requested the Commission postpone any decision on the matter at this time.

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

Mr. Cummings addressed concerns about the use of the Planned Residential Development Overlay District (PRD), the use of a recirculating sand filter waste water treatment facility, the access on Pond Road, privacy of neighbors, outdoor lighting, and utility relocation.

Mr. Cummings made the following requests and questions regarding the Department’s Information Report and Addendum:

- Clarified the acreage of the site would be verified by a final survey, but it is expected to be between seventy-eight (78) and seventy-nine acres (79).
- Requested Lot 2 be exempt from Items 4 (b) and 4 (c) in Attachment B – Conditions.
- Requested the Traffic Generation Assessment Fee apply first to the installation of the left-turn lane and the excess be applied to sidewalks and street improvements.
- Requested the removal of Item 4 (g) in Attachment B – Conditions.
- Requested clarification on Item 4 (p) in Attachment B – Conditions, regarding landscaping of public space.

Mr. Cummings thanked Council Member DeHart, Council Member McGowen, and neighbors for taking the time to meet with him.

Discussion was held among Commission Members regarding the recirculating sand filter waste water treatment facilities and how they were monitored. Director Vujnich stated he was disappointed to learn of the issues regarding these facilities discussed at tonight's meeting. He stated that investigating and resolving the issues discussed would be a top priority of the Department, moving forward.

Director Vujnich respectfully requested the Commission to postpone a decision on this item.

Motion by Commissioner Gragnani, seconded by Commissioner Bauer, to postpone this item. A voice vote was taken regarding the motion to postpone. Hearing no objections, Chair Bopp declared the motion approved.

Information Reports – One (1) Item for Consideration

A response to a communication from Jenny Mitchell, Director of Property Management for the Desco Group, which is dated October 20, 2015, that seeks a change to the Amended MXD Mixed-Use Development District Ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage - **St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc. (Ward Seven)**

Planner Newberry read the request into the record.

Director Vujnich explained the draft Information Report was before the Commission at its December 21, 2015 meeting, where the item was postponed to allow for further research. The Addendum provided for tonight's meeting outlines an appropriate alternative option for the request that involves installing a garden wall from the existing retaining wall, which would accommodate additional signage.

No discussion was held among Commission Members.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to explore the option outlined in the Addendum provided. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to extend the meeting past 10:00 p.m. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

VII. New Business – Two (2) Items for Consideration

a) A response to a letter dated February 2, 2016 from Dale R. Hicks, owner of Wildwood Memorial Park and Gardens, regarding **P.Z. 9-10 Wildwood Memorial Park and Gardens, c/o Dale and Jon Hicks, P.O. Box 34, Eureka, Missouri 63025**; a Conditional Use Permit (CUP) in the NU Non-Urban Residence District; south side of State Route 100, at Hencken Road (Locator Numbers: 26Y640097, 26X430064, and 26X430075/Addresses: 3901 Hencken Road 18706 State Route 100, and 18706 (a) State Route 100); which seeks the right to use one (1) of the two (2), five (5) acre lots that form a portion of this overall twenty-eight (28) acre site for the scatter of composted pet remains (**Ward Six**)

Planner Newberry read the request into the record.

Director Vujnich stated the Conditional Use Permit (CUP) for this property was considered and approved by the Planning and Zoning Commission in 2010 for a human cemetery on an eight (8) acre portion of the twenty-eight (28) acre site. He explained the current proposal is to convert a portion of the site to a scatter garden for cremains of deceased pets, which will be placed on the five (5) acre area at the southwest corner of the site. Director Vujnich discussed access to the site, limited parking, and the installation of an inscription wall, benches, and native plantings. Director Vujnich discussed three (3) concerns, including environmental impact, perpetual maintenance of the site, and no change in use to this site in perpetuity. Director Vujnich noted the Department is recommending approval.

The Petitioners, Mr. Dale Hicks and Mr. Bob Jenkins, were present and discussed the cremation process, the product they plan to mix the cremains with to mitigate environmental impacts, and other aspects of the proposed use.

Discussion was held among Commission Members on potential flooding on the site, the endowment of the cemetery, preventing unauthorized scattering, and the site development plan process.

A motion was made by Mayor Woerther, seconded by Council Liaison Manton, to approve the Amended Conditional Use Permit (CUP).

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Liddy

Abstain: None

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

b) A response to the City Council's action upon an approved Record Plat for the Wildwood Trail Subdivision - **P.Z. 3, 4, 5, and 6-14 Wildwood Trail Subdivision, Pulte Homes of St. Louis**; R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD); east side of State Route 109, north of Manchester Road (Locator Numbers 24V440122 and 24V440104/Street Addresses: 2516 and 2520 Highway 109). The Department of Planning is requesting a modification to the existing **Planned Residential Development Overlay District (PRD) Ordinance # 2042** to address a change to the maintenance requirement for an existing eleven (11) foot wide landscape buffer, which is currently described in Condition 4 (aa.) of this legislation. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich explained the request and noted the request from the Department is to amend the governing ordinance of the site to make it consistent with the approved Record Plat.

A motion was made by Commissioner Archeski, seconded by Commissioner Renner, to amend the governing ordinance.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Liddy

Abstain: None

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

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

Site Development Plans – One (1) Item for Consideration

a) A report, with recommendation, regarding the City of Wildwood's **Meramec River Connector Trail Project**; FPNU Floodplain Non-Urban Residence District; publicly owned land between Bluff View Park and Rock Hollow Trail; thereby approving the design of this important length of natural surface trail linking two (2) existing trail corridors between two (2) major public holdings of land – Bluff View Park and the Rock Hollow Valley. **(Ward Six)**

Director Vujnich described the request to approve the Site Development Plan for a one-half mile (1/2 mi.) trail connecting Bluff View Park to the Rock Hollow Trail on land that is owned by the State of Missouri. He discussed the use of multiple culverts and retaining walls to complete the project and other design elements. Director Vujnich stated the Department is requesting a favorable action from the Commission.

Motion by Mayor Woerther, seconded by Commissioner Archeski, to approve the Site Development Plan.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Liddy

Abstain: None

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

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

X. **Closing Remarks and Adjournment**

A motion was made by Council Liaison Manton, seconded by Mayor Woerther, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 10:50 p.m.

Approved by: R. Alan Boga
Secretary – City of Wildwood Planning and Zoning Commission

Chairman

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.

From: Debra McCutchen <debra1447@sbcglobal.net>

Date: March 7, 2016 at 5:05:47 PM CST

To: Kathy Arnett <kathy@cityofwildwood.com>

Subject: please forward to the PnZ Commissioners for this evenings meeting

Reply-To: Debra McCutchen <debra1447@sbcglobal.net>

Commissioners,

Thank you for all the time and effort you put forth during the Master Plan Update process. I value the input of the residents and the time they spent participating in the process. As you know, I have raised concerns regarding three matters: the establishment of an economic development position; the strong suggestion of establishing an economic development standing committee; second master plan change for the Brown property.

Please give the following consideration before voting approval of the Master Plan Update 2016:

Regarding: Objective - Establish a business development-retention coordinator for the City. (2016)

The establishment of a staffing position is under the purview of the City Administrator. Pursuant to [Ord. No. 9 §8, 9-1-1995] – it is the responsibility of the City Administrator to design employee positions. Given such, I think it is inappropriate to establish a staffing position through the Master Plan. This objective may be included in Policy 6. Implement the City of Wildwood's Economic Development Plan **once council determines what the plan is to be and votes approval of such.**

Regarding objective 7. Make a recommendation to the City Council the Economic Development Task Force be made a standing committee of City Council. Pursuant to [Ord. No. 6 §18, 9-1-1995; Ord. No. 188 §1, 12-26-1995; Ord. No. 333 §1, 4-28-1997; Ord. No. 526 §1, 4-26-1999] there exist two established standing committees: 1. Administration and Public Works
2. Council Planning, Parks and Economic Development.

Regarding the Brown Property: If the Brown property is given a Master Plan change this will be the second Master Plan change to this property. Is this a precedent we want to set?

Debra Smith McCutchen

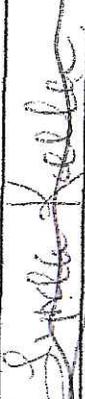
Councilwoman, Ward 5

**Opposition to P.Z 19-15 1971 Pond Road Development by
Payne Family Homes L.L.C. 10407 Baur Boulevard, Suite B,**

St. Louis, MO 63132

Petition Summary: To oppose Payne's residential development at (locator number 23W520053/Street Address: 1971 Pond Road 63038) for home lots less than three acres.

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to act now to oppose P.Z. 19-15 1971 Pond Road which calls for permission to build homes on lots smaller than three acres.

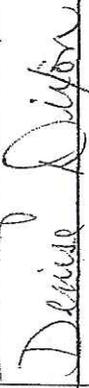
Date	Signature	Printed Name	Address	Email/Mobile
3/7/16		KATHA KOTER	2000 WINDY HILLS DR	WYATT.KELLER@JUP STLINK.NET
3/7/16		Frank J. Fisher	1648 Belmont	bermtra@aol.com
3/7/16		JOSH SPRUNGER	1548 Pond View Dr.	JOSH.SPRUNGER@YAHOO.COM
3/7/16		Erica Sprunger	1548 Pond View Dr	esprunger@gmail.com

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Date	Signature	Printed Name	Address	Email/Mobile
6-2016		BRADFORD W SMITH	1403 WILD FOX FIRE LN	BlrSmith2000@ Yahoo.com
6-2016		Denise Dixon	1403 Wild Foxfire Ln	dense.parker@ att.net
6-2016		MAROLYN SCHWIENTKE	1404 Wild Foxfire Lane	—
6-2016		ROBERT W. TELLER	401 INDIAN PIPE LANE	PHRENIXZEN@YAHOO.COM

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Date	Signature	Printed Name	Address	Email/Mobile
3/6/16	<i>Frank Hardy</i>	Frank Hardy	18101 Kieger Rd 63005	314 221 9307
3/6/16	<i>Peter Medendorp</i>	Peter Medendorp	1100 Sara Matthews	314.323.5940
3/6/16	<i>Sharon Cloud</i>	Sharon Cloud	1154 Sara Matthews	636 405 3035
3-6-16	<i>Dennis Cloud</i>	Dennis Cloud	1156 Sara Matthews	636-405-3035

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Date	Signature	Printed Name	Address	Email/Mobile
2/29/16		Stephanie Schroeder	1214 Pond Rd	314 495-8520
2/29/16		Jordan Covert	1502 Seofield Valley	314-605-9394
3/1/16		Susan T Walker	1503 Seofield Valley	314 479 0422
3/1/16		Sandra Walker	1503 Seofield Valley	314 479 0422

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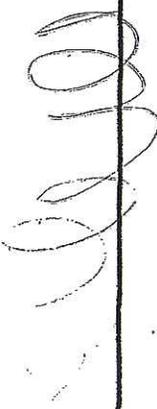
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Date	Signature	Printed Name	Address	Email/Mobile
3/1/2016	<i>April</i>	James C Blessing	1520 Whetstone Ct	e26933@gmail.com
3/1/16	<i>Kathy Blessing</i>	Kathy Blessing	1520 Whetstone Ct	blessingjk@aol.com
3-1-16	<i>Stella W. Scheffey</i>	Stella W. Scheffey	1520 Whetstone Ct	636-4458
2-1-16	<i>Carol R. Scheffey</i>	CAROL SCHEFFEY	1505 WHEATSTONE	3488

C-PERRY@AOL.COM

Opposition to P.Z. 19-15 1971 Pond Road Development by

Payne Family Homes L.L.C. 10407 Baur Boulevard, Suite B,



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Date	Signature	Printed Name	Address	Email/Mobile
3-5-16		JAMES ROACH	1300 POND WILWOOD 63038	636 405 0212
3-5-16		Barbara Roach	1300 Pond Rd Wildwood 63038	636-405-0212
3-6-16		TODD BYER	1211 POND RD 63038	636-6666 YAHOO.COM

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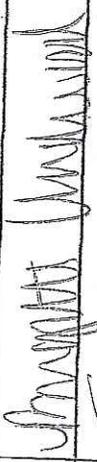
Date	Signature	Printed Name	Address	Email/Mobile
2/29/16		Penny Schorl	17261 Portland	314.504.3220
2/29/16		Ed McFarlane	17253 Portland	636.458.4467
2/29/16		Amy Pauls	17245 Portland Crest	618.604.2907
2/29/16		Roy Weiss	17237 Portland	---

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Date	Signature	Printed Name	Address	Email/Mobile
3-3-16		Bryan H. Matthews	18120 DAWSON TR.	bryanhmat@aol.com
3-4-16	Tatyana Mimitz	Tatyana Mimitz	1133 Pond Rd.	tatyana@mimitz.com
3-4-16		Kelly Matthews	1510 Madison Circle Lane	KellySmathews@yahoo.com
3-4-16		Tersey McCarty	1124 SARA MATHEWS LN	Tersey7293@aol.com

**Opposition to P.Z 19-15 1971 Pond Road Development by
Payne Family Homes L.L.C. 10407 Baur Boulevard, Suite B,**

St. Louis, MO 63132

Petition Summary: To oppose Payne's residential development at (locator number 23W520053/Street Address: 1971 Pond Road 63038) for home lots less than three acres.

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to act now to oppose P.Z. 19-15 1971 Pond Road which calls for permission to build homes on lots smaller than three acres.

Date	Signature	Printed Name	Address	Email/Mobile
3-5-16	<i>Sara Mathews</i>	Sara Mathews	1148 Sara Mathews	
3-5-16	<i>Laurence Rosen</i>	Laurence Rosen	1148 Sara Mathews	
3-5-14	<i>Diane B. Re</i>	Diane B. Re	1140 Sara Mathews Ln	
3-5-14	<i>Mike C. Re</i>	Mike C. Re	1146 Sara Mathews Ln	

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Date	Signature	Printed Name	Address	Email/Mobile
3/1/16	<i>Penny L. Miller</i>	Penny L. Miller	1307 Richmond Ave Wilwood, MO 63094	pmiller214@earthlink.net
3/1/16	<i>Karen Caldera</i>	Karen Caldera	1526 Scottfield Valley	outane 340 Duahoo @ yahoo.com
3/1/16	<i>Ruben Caldera</i>	Ruben Caldera	" "	streetmapto@gmail.com
3/1/16	<i>Frank Reikhardt</i>	FRANK REIKHART	1519 S. SCOTT VALLEY	FRTW KY 7773 @YAHOO.COM

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Date	Signature	Printed Name	Address	Email/Mobile
Mar 3 2016	Barbara Schach	BARBARA SCHACH-ROSE	1200 Pond Rd Glencoe, MO 63035	bschachw18@gmail.com
Mar 3, 2016	Victoria Hardy	VICTORIA HARDY	18101 Rieger Rd. Wildwood, MO 63005	vhardy5@yahoo.com
Mar 3 2016	Cheryl Oliver	Cheryl Oliver	1116 Sara Mathews Wildwood, MO 63005	cjoliver4@aol.com
Mar 3 2016	Laurie Rung	Laurie Rung	18105 DeWans Trl Wildwood, MO	ARunges118@aol.com

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Date	Signature	Printed Name	Address	Email/Mobile
2-29-16		Karun L. Smith	17221 Portland Crest Ct	kcsmith@gmail.com 314-364-3338
2-29-16		PATRICK EVANS	17213 Portland Crest Ct	pat.evans@ymail.com
2-29-16		DEREK NAGLE	17205 PORTLAND CREST	DEREK.NAGLE@SBC.COM.ME
2-29-16		JUDITH NAGLE	"	judithnagle@yahoo.com
2-29-16		CINDY ROGERS	17151 PORTLAND CREST CT	ROBERRS@ATTNTOUBT
2-29-16		Katie Sanders	17151 Portland Crest Ct	KatieR@gmail.com
2-29-16		Aaron Sanders	17151 Portland Crest Ct	Sanders.a@jyahood.com







