

**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  
April 4, 2016

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The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, April 4, 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 Lee  
Commissioner Archeski  
Commissioner Bauer  
Commissioner Gragnani  
Commissioner Liddy  
Council Member Manton  
Mayor Woerther

ABSENT – (1)

Commissioner Renner

Other City Officials Present: Director of Planning Vujnich, 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 March 21, 2016 Meeting**

A motion was made by Commissioner Lee, seconded by Mayor Woerther, to approve the minutes from the March 21, 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 were provided.

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

- a) **P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc., Mark Kilgore, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri 63132** – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a thirty-two point one (32.1) acre tract of land that is located on the west side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester

Road). **Proposed Use: A large water feature – lake – (as defined by §415.030 of the City of Wildwood’s Zoning Regulations), which exceeds one (1) acre in overall size – one point seven four (1.74) acres. (Ward One)**

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

Planner Newberry read the request into the record.

Director Vujnich provided a brief summary of the request and shared a slideshow of photographs taken on the site, as well as historical aerial photographs showing the extent of tree removal and grading that has already occurred on the site.

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

**David Volz, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri, Volz Inc.**, described the components of the request, including the size and location of the lake; the height of the dam; and the history and current status of the existing natural spring.

**Harold Burrough, 211 North Broadway, St. Louis, Missouri, Bryan Cave LLP**, cited the Conditional Use Permit (CUP) Application Packet review letter from the Departments of Planning and Public Works, which was dated March 30, 2016, and stated he did not think the request for a twenty foot (20’) wide trail easement was relevant in the context of the current request.

**Butch Oberkramer, 180 Haas Road, Eureka, Missouri, Kelpe Contracting**, described his experience constructing dams similar to the type proposed in this request and explained components of its proposed design, in relation to the soil analysis provided.

**Laurie Taylor, 2000 Sundowner Ridge Drive, Wildwood, Missouri**, stated she is the property owner and briefly described her plans for the property. She discussed the location of the proposed lake in relation to State Route 100 and explained the history and current status of the existing natural spring.

**Glen DeHart, 2347 Ossenfort Road, Wildwood, Missouri, Council Member Ward One**, stated he does not think there are any concerns regarding the request and asked the Planning and Zoning Commission to act favorably on it.

**Nathan Muenks, 17824 Mueller Road, Wildwood, Missouri**, stated he is in favor of the request. He stated his knowledge of the existing natural spring and the preexisting structure on the site. He stated his concern for allowing construction access on Mueller Road, and asked that construction access be restricted from the private road.

Discussion was held among Commission Members about the design of the proposed overflow; the status of the existing natural spring; the tree clearing that had already occurred on the site; the possible existence of sinkholes on the site; the proposed size of the lake; and the potential of the dam failing and the consequences of such a failure, particularly in relation to the proposed lake’s proximity to State Route 100.

Dave Volz, Volz Inc., representative of the petitioner, said his firm would investigate issues regarding the potential failure of the dam and provide a report to the Planning and Zoning Commission.

Commissioner Archeski requested the Department of Planning include a condition that outlines maintenance requirements for the proposed dam.

Motion by Mayor Woerther, seconded by Council Member Manton, 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 – Three (3) Items for Consideration**

### Letters of Recommendation – Two (2) Items 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)**

Planner Newberry read the request into the record.

Director Vujnich explained the current version of the 2016 update of the Master Plan was presented to the Planning and Zoning Commission at its March 21, 2016 meeting and the Commission acted favorably on it. Director Vujnich stated the Department of Planning is recommending the Commission act favorably to approve the draft Letter of Recommendation, thereby adopting the 2016 update of the Master Plan.

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

**Greg Stine, 16209 Trade Winds Court, Wildwood Missouri, Council Member Ward Seven**, made himself available to any questions from Commission Members regarding the Master Plan, given his role on the volunteer committee overseeing the update as a City Council liaison.

A motion by Mayor Woerther, seconded by Commissioner Archeski, to adopt this version of the Master Plan – 2016 Update, as presented.

No discussion was held among Commission Members.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner

Abstain: None

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

- b) **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 Information Report for this revocation request was presented to the Commission at its March 21, 2016 meeting and the Commission acted favorably on it. Director Vujnich presented the draft Letter of Recommendation and stated the Department is recommending the Commission act favorably on this request.

Motion by Mayor Woerther, seconded by Council Member Manton, to revoke the Landmark and Preservation Area.

No discussion was held among Commission Members.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner

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

Information Reports – One (1) Item for Consideration

- c) **P.Z. 18-15 Villas of Wildwood Senior Residences, c/o Scott Puffer, Gardner Capital Development, Inc., 8000 Maryland Avenue, Suite 910, Clayton, Missouri 63105** – A request for the modification of the Town Center Plan’s Regulating Plan for two (2) lots that are a 3.7 acre area of Phase II of the Wildwood Town Center Project, thereby altering their current designation from “Downtown” District to “Neighborhood General” District to accommodate a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this same area of the site, being located on the south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive). **Proposed Use: A three (3), story senior housing facility, which would allow a maximum of forty-eight (48) units. (Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich referenced the letter from Joel Oliver, dated March 10, 2016, requesting to withdraw

this proposal. Director Vujnich asked the Commission to accept this request.

Motion by Commissioner Gragnani, seconded by Commissioner Archeski, to accept the request to withdraw the proposal.

No discussion was held among Commission Members.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner

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

## VII. New Business – One (1) Item for Consideration

### Correspondence Items – One (1) Item for Consideration

- a) A response to a correspondence from Michael Manlin, MRM Manlin Development Group, dated December 18, 2015, regarding **P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two**; R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. (**Ward Eight**)

Planner Newberry read the request into the record.

Director Vujnich described the long zoning history of the site. Director Vujnich explained the one (1) acre property has been part of the Town Center Area since its beginning, in 1998. He explained the site's Town Center designation has changed twice over the past several years, the most recent modification occurring in 2014, at the request of the current petitioner. In 2014, the City adopted a site-specific ordinance to allow the construction of three (3) single family residences on individual lots, on the condition that certain Town Center neighborhood design standards and architectural guidelines be applied, including side-entry garages, thirty (30) year architectural shingles, fiber cement siding, and street specifications. Director Vujnich explained the current request from Mr. Manlin is for relief from these conditions of the governing ordinance for the site. Director Vujnich stated the Department of Planning is not recommending support of this request, based on the analysis provided in the Department's report.

Motion by Commissioner Gragnani, seconded by Mayor Woerther, to accept the Department's recommendation not to approve the request.

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

**Gabe DuBois, 148 Chesterfield Industrial Boulevard, Suite G, Chesterfield, Missouri, representative of the Petitioner,** shared the site plan for the proposed three (3) lots and photographs of homes in the existing Bordeaux Estates Subdivision. He explained Mr. Manlin was approached by the Bordeaux Estates Subdivision Homeowners Association and was asked to request the change. He explained Bordeaux Estates Subdivision residents would like the homes to be built on this site to be similar to the existing homes in their development.

**Victor Grabowski, 16905 Bordeaux Estates Court, Wildwood, Missouri, Trustee of Bordeaux Estates Subdivision Homeowners Association,** stated his concern with having three (3) homes at the entrance of Bordeaux Estates Subdivision that have a different design than the existing residences in Bordeaux Estates Subdivision. He also expressed his concern about the placement of a monument sign for Bordeaux Estates Subdivision.

**Mike Kresko, 2648 East Avenue, Wildwood, Missouri, Trustee of Bordeaux Estates Subdivision Homeowners Association,** stated he would like the three (3) new homes to have a similar design as the existing residences in Bordeaux Estates Subdivision, particularly having front-entry garages. He also expressed his concern about the placement of a monument sign for Bordeaux Estates Subdivision. He asked the Commission to support the residents' request.

**Steve Peterson, 2641 East Avenue, Wildwood, Missouri,** stated the design standards for the three (3) homes will take away from the attractiveness of the neighborhood and the requested exceptions should be made.

**Roger Fischer, 2647 East Avenue, Wildwood, Missouri,** expressed his support for the request.

**Paul Reinisch, 2644 East Avenue, Wildwood, Missouri,** stated the required design standards are too high and would discourage people from building homes on the site. He stated front-entry garages should be allowed. He stated the three (3) homes would be out of context with the existing neighborhood.

**Karen Calcaterra, 16913 Bordeaux Estates Court, Wildwood, Missouri,** stated front-entry garages should be allowed, as they were in the Cambury Subdivision. She asked the Commission to support the request.

**Nick Ritter, 1617 Vintage Ridge Court, Wildwood, Missouri,** stated front entry-garages should be allowed, as they were in the Cambury Subdivision.

The following citizens did not wish to speak, but would like their comments included in the official record (*see the attachment for copies of their comment cards*):

**John Schalda, 2629 East Avenue, Wildwood, Missouri,** "I support the development's request to allow construction on the three lots in question to match the current homes in Bordeaux Estates. The lots are a natural extension of the subdivision and share more common aspects with it than with old Town Center."

**Lisa Iovino, 2629 East Avenue, Wildwood, Missouri,** "I support the request made by the residents of Bordeaux Estates to allow the additional three (3) lots to conform to the same zoning as the rest of the subdivision. This will maintain the look of our small neighborhood, creating a consistent look. If the three (3) lots remain in Town Center, it will detract from our subdivision and our city, creating a "patchwork" or "infill" look."

**Denise Fischer, 2647 East Avenue, Wildwood, Missouri,** “I wish to keep the new houses in the same respect as the current homes. Eliminate the side-entry garage for front entrance. Also allow the exterior of the house to include vinyl siding, as opposed to Hardie Siding.”

**Julie Matthews, 16909 Bordeaux Estate Court, Wildwood, Missouri,** “I would like to seek modification to allow front entry garages and keep style of homes already existing in Bordeaux Estates area.”

Discussion was held among Commission Members about current Town Center requirements for the site; the location of future monument sign; requirements of the existing site-specific ordinance; history of the Site Development Plan approval; examples of front-entry garages in the Town Center Area; and more clarification on the history of zoning changes for this site.

Director Vujnich restated the Department’s recommendation and outlined the options the Commission has at this time.

Commissioner Lee asked if the Site Development Plan could be changed to consider alternate placement of the garages. Mr. Gabe DuBois, representative of the petitioner, stated he could consider changes to the Site Development Plan.

Motion by Commissioner Liddy, seconded by Commissioner Lee, to postpone a decision to allow the Department of Planning to meet with Mr. Manlin and his engineer to consider alternate placement of the garages.

Chair Bopp called the question.

A voice vote was taken regarding the motion to postpone a decision. The voice vote lacked a majority, with the Chair requesting a roll call.

Chair Bopp called the question.

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

Ayes: Commissioner Lee, Commissioner Archeski, Commissioner Liddy.

Nays: Commissioner Bauer, Commissioner Gragnani, Council Member Manton, Mayor Woerther, Chair Bopp.

Absent: Commissioner Renner

Abstain: None

Whereupon, Chair Bopp declared the motion failed by a vote of 3-5

Chair Bopp called the previous question to approve the Department’s report (motion by Commissioner Gragnani, seconded by Mayor Woerther).

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

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

Nays: None

Absent: Commissioner Renner

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

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

**IX. Other – One (1) Item for Consideration – No Action Required**

- a) **An update by the Department of Planning on the sewage treatment issue identified as part of the consideration of 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.

Director Vujnich updated the Commission on the Department's progress investigating the sewage treatment issue identified as part of the consideration of P.Z. 19-15 1971 Pond Road and presented a potential alternative system that had been provided by the petitioner (Payne Family Homes).

Discussion was held among Commission Members regarding examples of where this potential alternative system is already in use within the region.

No action was required on this request.

**X. Closing Remarks and Adjournment**

Motion by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:45 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.