

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
April 18, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, April 18, 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)

Chair Bopp
Commissioner Lee
Commissioner Archeski
Commissioner Bauer
Commissioner Gragnani
Commissioner Liddy
Commissioner Kohn
Council Member Manton
Mayor Woerther

ABSENT – (0)

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

Chair Bopp welcomed Mr. Ed Kohn, newly appointed Planning and Zoning Commission member (Ward 3).

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 Council Member Manton, seconded by Commissioner Lee, to approve the minutes from the April 4, 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 – Two (2) Items for Consideration

- a) **P.Z. 24-15 Rockwood School District—Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. This campus is located on the east side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road). **Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot. (Ward Five)**

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 submitted into the record the Master Plan, City Charter, the City's Zoning Regulations (Chapter 415), and the Department of Planning's file on the request. Director Vujnich shared a brief slideshow of photographs showing the current athletic fields on the school's campus and provided a summary of the request.

Chair Bopp invited Dr. Karen Calcaterra, Principle at Lafayette High School, to address the Commission.

Dr. Calcaterra described the existing banners on the athletic field fences. She outlined instances the school has used banners in the past, including sponsorships from businesses, public service announcements, and promoting school events. She also explained the existing banners face the interior of the site and not the roadway.

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

Michael Winnett, representative of Tall Oaks Homeowner's Association, 16830 West Glen Farms Drive, Wildwood, Missouri, stated the concerns of homeowners in the Tall Oaks Subdivision regarding visual intrusion of sponsorship banners and other existing activities related to the site's use as a high school onto their lots. He stated the Tall Oaks Homeowner's Association opposes the request.

Discussion was held among Commission Members about the time period Lafayette High School was constructed in relation to the construction of the surrounding subdivisions; clarification the sponsorship banners would only face the interior of the site; clarification the signs would be professionally manufactured; the number of banners being requested; and comparison of this request to the similar request recently approved for the Pond Athletic Association and its associated conditions.

Commissioner Bauer requested the Department of Planning to include, as part of its forthcoming Information Report, an inventory of the practices of surrounding schools, regarding sponsorship type banners.

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.

- b) **P.Z. 7-16 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 Districts zoning designations (Chapter 415 – Sections 110 through 160), including

Chapter 415.090 NU Non-Urban Residence District, thereby adding new language to prohibit the installation of impervious surfaces and other improvements in the side yard setbacks, which are not considered structures under the Zoning Ordinance's definition of the same. **(All Wards)**

Planner Newberry read the request into the record.

Director Vujnich noted the side yard setback is typically an area that is used to manage stormwater and place utilities, as well as provide an aesthetically pleasing separation of structures between the adjoining individual lots. He explained the City's current Zoning Regulations and Grading Code do not restrict the installation of impervious surfaces or other similar improvements within the side yard setback area. Director Vujnich shared a slideshow of photographs indicating an existing issue that arose due to the installation of impervious surface in a side yard setback. Director Vujnich explained the Departments of Planning and Public Works are requesting the Planning and Zoning Commission review and consider amendments to the City of Wildwood Municipal Code to address this matter, whether through the Planned Residential Development Overlay District (PRD) process, the underlying Zoning Regulations, site-specific ordinances, or other legislative solution.

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

Greg Stine, Council Member Ward Seven (7), 16209 Trade Winds Court, Wildwood, Missouri, stated he was commenting on behalf of citizens who were impacted by the installation of the driveway shown in the Department of Planning's presentation. He described the situation and the hardship that it has caused by the installation of the drive. He stated, after working with the Department of Planning on the issue, unfortunately, there was no solution that could be reached under the current Zoning Regulations. He asked the Planning and Zoning Commission to consider amendments to the Zoning Regulations to address this issue in the future.

Discussion was held among Commission Members about installing impervious surface in a utility easement; Metropolitan St. Louis Sewer District requirements and concerns about stormwater management; safety concerns for neighboring property owners; noise issues created by running vehicles parked on the impervious surface; aesthetics and the effect on property values; requirements to obtain a Special Use Permit to install the portion of the driveway in the right-of-way; the existing permit process for installing driveways; and the need to address this issue.

Motion by Commissioner Renner, seconded by Commissioner Liddy, 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

Information Report – 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)**

Planner Newberry read the request into the record.

Director Vujnich noted items in the information packet provided to Commission members, including the letter from the U.S. Army Corps of Engineers, the geotechnical report for the site, and Missouri Department of Natural Resources' regulations on dams. He also referenced a graphic provided by the project's engineer depicting where the water would flow, and be stored, in the instance of a dam failure, as requested by the Planning and Zoning Commission. Director Vujnich described the characteristics of the property, abutting roadways, neighboring properties, and current zoning district designation of the site. He discussed the illegal grading and tree removal that had occurred on the site. Director Vujnich outlined the request and the design of the lake and dam. Director Vujnich stated the Department of Planning is supportive of the request, given there are several examples of existing lakes in the surrounding area, and throughout the City of Wildwood as a whole. He explained this large water feature is the first to be required to obtain a Conditional Use Permit (CUP) and outlined the benefits associated with having the ability to place conditions on such a request.

Discussion was held among Commission Members about concerns regarding the culvert that exists under State Route 100.

Tom Kelpel, Kelpel Construction, explained the culvert that runs under State Route 100 directs water into a tributary of Bonhomme Creek. He explained there are not any homes near the terminus of the culvert, on the north side of State Route 100.

A motion by Mayor Woerther, seconded by Commissioner Archeski, to accept the Department's recommendation to approve the Conditional Use Permit (CUP) for the 1.74 acre lake.

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, Commissioner Renner, Commissioner Kohn, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: None

Abstain: None

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

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

Correspondence Items – One (1) Item for Consideration

- a) A response to communication from Tara, L.C., c/o Julie Lafata, Daughter of Property Owner - Bruce A. Tarantola, #51 Village View Drive, Apartment # 302, Chesterfield, Missouri, 63017, which is dated March 16, 2016, regarding **P.C. 219-85, Alfred L. Hicks and the J.L. Mason of Missouri, Inc.; PC 69-93 The Jones Company Custom Homes, Inc.; and P.C. 105-93 J.H.B. Properties;** Amended Mixed Use Development Ordinance #223; south side of Highway 100, east of Manchester Road (Street Address: 16375 Pierside Lane/Locator Number: 23U140703,); seeking the authorization to allow a drive-through facility with a financial institution at this former KinderCare facility site. **(Ward Four)**

Planner Newberry read the request into the record.

Director Vujnich explained the current zoning of the site and the permitted uses included within the site-specific ordinance. He noted the site operated as Kindercare facility for approximately seventeen (17) years. The daycare closed for business in 2014, at the end of its lease. In 2014, the property owner requested additional uses. Director Vujnich explained, at that time, the Planning and Zoning Commission supported the use of the site as medical and dental office space, and general types as well, but did not support allowing a financial institution, with a drive-through facility. He stated the Department of Planning is not recommending support of this request because the installation of a drive-through would require extensive grading and there would be issues created by higher traffic volumes and the current access to the site. Finally, he stated the Department of Planning may support the request in the future, but only if a Preliminary Site Development Plan is submitted showing the installation of a drive-through facility.

Peter Newton, Hilliker Corporation, representative of the property owner, explained the only interested buyers of the site in recent years have been financial institutions. He stated all of the interested financial institutions are deterred by the site-specific ordinance, which does not permit drive-through facilities. He outlined the difficulties experienced with finding a buyer for this site, and asked the Planning and Zoning Commission to consider amending the site-specific ordinance. He also stated that it was his belief that drafting a Preliminary Site Development Plan would not be in the interest of his client or potential buyers.

Discussion was held among Commission Members about providing a Preliminary Site Development Plans before a change to the site-specific ordinance would be considered.

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

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, Commissioner Renner, Commissioner Kohn, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: None

Abstain: None

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

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 noted tonight's meeting is Mayor Woerther's last as a member of the Planning and Zoning Commission. The Planning and Zoning Commission and the Departments of Planning and Public Works thanked Mayor Woerther for his service to the City.

Motion by Mayor Woerther, seconded by Council Member Manton, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:30 p.m.

Approved by: 
Chair – 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.