

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
May 2, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, May 2, 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 Bauer
Commissioner Gragnani
Commissioner Liddy
Commissioner Kohn
Council Member Manton
Mayor Bowlin

Other City officials present: Director of Planning Vujnich, Director of Public Works 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 March 21, 2016 Meeting

A motion was made by Council Member Manton, seconded by Commissioner Archeski, to approve the minutes from the April 18, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, and with one (1) abstention by Mayor Bowlin, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

Commission Members and Director Vujnich welcomed Mayor Bowlin as a member of the Planning and Zoning Commission.

V. Public Hearings – Two (2) Items for Consideration

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

- a) **P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017** – A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 one (1) Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for a 124 acre tract of land that is located west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). **Proposed Use: A total of one hundred sixteen (116) individual lots, with common ground, and required public space areas. (Ward Two)**

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.

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

Director Vujnich shared a slideshow of photographs showing the characteristics of the subject site including: the existing driveway, stub streets in the Brentmoor Place Subdivision, and the overhead utility lines. He outlined the process undertaken by the Master Plan Advisory Committee as it considered, and ultimately denied, a change to the Master Plan's Conceptual Land Use Categories Map regarding the subject site. He provided a summary of the current request.

Chair Bopp invited Mr. George Stock, Stock and Associates Consulting Engineers, Inc., representative of Pulte Homes of St. Louis, L.L.C., to address the Commission.

Mr. Stock gave a presentation outlining the proposal and provided information about the developer, Pulte Homes. Mr. Stock discussed the surrounding zoning district designations, the application of the Planned Residential Development Overlay District (PRD), and provided a comparison of this proposal to a previous submittal on the subject site in 2005/2006 timeframe.

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

Robert Kipp, 2479 Peppermill Ridge Drive, stated his opposition to connecting the stub streets in the Brentmoor Place Subdivision to the proposed Valley Road Subdivision. He stated his concern with the proposed density of the development and his belief that it is not an accurate representation to compare this proposed subdivision to surrounding developments, particularly in regards to density.

Neil Burns, 2500 Pepperfield Court, stated his concern with the extent of the buffer yards along the southeast boundary of the proposed development. He also expressed his concerns regarding tree removal; the character of the proposed homes; the density of the proposed development; and increased traffic.

Mike Rusert, 2562 Valley Oaks Estates Drive, expressed his concerns with the proposed entrance off Valley Road, specifically regarding sight distance, increased traffic, and school busses. He also expressed his concerns regarding stormwater management.

Ed Hugil, 16354 Peppermill Drive, expressed his concern with increased traffic and the potential impact on the safety of people riding bicycles on Valley Road. He also expressed his concern with the performance of the bio-retention areas over time. He stated it was his belief future homeowners in the proposed Valley Road Subdivision will be confused about which fire protection district services them.

H.W. Schmid, 16228 Bear Valley Road, stated his concern regarding the proposed stormwater management techniques, and their potential impact on the Valley Farms Subdivision. He also discussed existing stormwater management issues in the Valley Farms Subdivision, including his private street.

David Coulter, 20 Peppermill Court, expressed his belief the Valley Road Subdivision is inconsistent with the Master Plan and it should not be changed.

Mike Bolin, 2333 Valley Road, stated his concern with increased traffic on Valley Road and the existing conditions along it.

Frank Gervasio, 16225 Peppermill Drive, stated his concern the traffic study completed, as part of this proposal, may be inaccurate. He also stated his concern with traffic safety along Valley Road.

Erica Sprunger, 1548 Pond View Drive, stated her belief the City should not consider proposals such as this type.

Neal Brunkhorst, 1135 Eagle Creek Road, noted his concern about the proposed Valley Road Subdivision and its impact on his home, particularly in regard to the viewshed, stormwater issues, a negative impact on wildlife, existing private septic tanks, and drinking water wells.

Don Barker, 16338 Peppermill Drive, asked for clarification on the process undertaken by the Master Plan Advisory Committee regarding the subject site.

Colleen Lawler, 2404 Powders Mill Drive, did not wish to speak at tonight's meeting, but would like the following comment to be included in the official record: "Commissioners, just look at the density of this proposed development compared to all surrounding subdivisions – it does not fit with even the surrounding suburban! Much less, why did we just update the Master Plan? What does it stand for if not the people of Wildwood?"

Dale Rees, 2172 Wildwood Meadows Court, did not wish to speak at tonight's meeting, but would like the following comment to be included in the official record: "Has an environmental assessment been performed for this? If so, what is the expected impact on the already significant erosion in, and around, Caulk's Creek near Wildwood Meadows and Quaethem Subdivisions off Strecker? If not, this should be required and mitigated."

Discussion was held among Commission Members regarding the traffic study that was completed; the developer's rationale behind this proposal; the connection of the stub streets in Brentmoor Place Subdivision into the proposed Valley Road Subdivision; the existing stormwater issues in the Valley Farms Subdivision; the process undertaken by the Master Plan Advisory Committee; the extent of the proposed buffer areas; the belief this proposal is not transitional in nature; and if there are any plans to improve Valley Road in the future.

Motion by Commissioner Archeski, 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.

- b) **P.Z. 5 and 5(a)-16 Stonecrest at Wildwood, NorthPoint Development, 5015 Northwest Canal Street, Suite 200, Riverside, Missouri, 64150** – A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 1.6 acre area of the Phase II portion 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 site, all 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 eighty-one (81) units. (Ward Eight)**

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 slideshow of photographs showing the characteristics of the subject site. He summarized the proposal, the zoning history of the site, and the current Town Center District designation of the site.

Chair Bopp invited representatives of the petitioners to address the Commission, including: George Stock, Stock and Associates Consulting Engineers, Inc., 257 Chesterfield Business Parkway St. Louis, Missouri; Don Roseman, Roseman and Associates, PC, 160 North Meramec Clayton, Unit #200, Clayton, Missouri; Bill Bierman and Dan Thies, petitioners, 1795 Clarkson Road, Suite 190, Chesterfield, Missouri.

The group provided a presentation that outlined the proposal for this senior living facility; the elevations of the proposed building; the anticipated economic impact the proposed facility will have on the area; the anticipated staffing levels at the proposed facility; and the average number of emergency calls for facilities of this nature, which is eight (8) per month.

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

Mike Rusert, 2562 Valley Oaks Estate Drive, expressed his concerns with the ambulance and fire service access; the impact on the walkability of the Town Center; the staffing levels at the facility; and the tax revenue a facility such as this generates.

Greg Alexander, Council Member Ward Six (6), 3904 Tamara Trail, stated he does not support this proposal and his concerns about the loss of an important commercial lot.

Erica Sprunger, 1548 Pondview Drive, expressed her concern this proposed facility would have an impact on future City-sponsored events, which are often held near and on the subject site. She also expressed her concerns with parking and the economic impact this proposed facility would have on the City's Town Center.

Discussion was held among Commission Members about what the facility would be converted into, in the instance the proposed use failed; whether or not there would be the inclusion of ground-floor retail; the location of the proposed facility in the City's Town Center; the need for a facility in Wildwood providing services such as this for the elderly; a comparison of this proposal to the recently withdrawn Gardner Capital submittal; and the concern with losing a commercial lot in the City's Town Center.

Motion by Commissioner Gragnani, seconded by Commissioner Lee, 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 – 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 outlined the proposal and the characteristics of the subject site and the proposed large water feature. He explained the Commission had voted favorably on the Department of Planning's Information Report on April 18, 2016. He presented the draft Letter of Recommendation to the City Council, with associated conditions.

Chair Bopp invited the petitioner and her legal counsel, Hal Burroughs, Brian Cave, to address the Commission.

Mr. Burroughs expressed his opposition to the inclusion of a seven (7) year renewal period on the Conditional Use Permit (CUP), along with stating his belief this condition would impact the salability of the property. Ms. Taylor described an option available to her through the Missouri Department of Natural Resources to have the dam periodically inspected, free of charge. She explained she planned to take advantage of this service.

Discussion was held among Commission Members about potentially removing the condition requiring the seven (7) year renewal period and alternative options; the potential precedent such an action would set; possibly requiring inspection reports be provided to the Department of Planning, instead of the seven (7) year renewal period; and the reluctance to rely on an organization outside of the City to provide inspection reports.

A motion by Commissioner Lee, seconded by Commissioner Archeski, to amend the Letter of Recommendation to remove Condition 8. J – the condition requiring a seven (7) year renewal period – and to require inspection reports be provided to the City on a monthly basis.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Lee, and Commissioner Archeski

Nays: Commissioner Bauer, Commissioner Gragnani, Commissioner Kohn, Commissioner Liddy, Council Member Manton, Mayor Bowlin, and Chair Bopp

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion failed by a vote of 3-7.

Further discussion was held among Commission Members about other requirements in the draft Letter of Recommendation that may be redundant; whether there are any conditions regarding the quality of the water in the lake; possibly postponing the item to allow for further research; the reluctance to eliminate the use of renewal periods in this Conditional Use Permit (CUP), and the impact of such an action on future proposals.

A motion by Commissioner Bauer, seconded by Mayor Bowlin, to accept the Letter of Recommendation with an amendment to require inspection reports be provided to the City by the property owner on an annual basis.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Lee, and Commissioner Archeski Commissioner Bauer, Commissioner Gragnani, Commissioner Kohn, Commissioner Liddy, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: None

Abstain: None

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

A motion by Commissioner Gragnani, seconded by Commissioner Bauer, to take a short break before moving forward with the next agenda item. A voice vote was taken regarding the motion to take a short break. Hearing no objections, Chair Bopp declared the motion approved.

At the request of the petitioner, Director Vujnich respectfully requested the Planning and Zoning Commission postpone **P.Z. 8-16 James Thurman**, until the May 16, 2016 meeting of the Planning and Zoning Commission.

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

Additionally, given the lateness of the evening, Director Vujnich respectfully requested the Planning and Zoning Commission postpone **P.Z. 5-16 City of Wildwood Planning and Zoning Commission**, until the May 16, 2016 meeting of the Planning and Zoning Commission.

A motion by Commissioner Renner, seconded by Commissioner Archeski. A voice vote was taken regarding the motion to postpone the item. Hearing no objections, Chair Bopp declared the motion approved.

A motion by Council Member Manton, seconded by Commissioner Liddy, to extend the meeting after 10:00 p.m. A voice vote was taken regarding the motion to extend the meeting. Hearing no objections, Chair Bopp declared the motion approved.

Information Reports – Two (2) Items for Consideration

- b) **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 presented Addendum Two to the Department of Planning's Information Report and outlined the information acquired from the Missouri Department of Natural Resources regarding all wastewater treatment facilities in the City of Wildwood. He described the current condition of wastewater facilities such as proposed here, and outlined the Department's next steps to addressing the issues raised by this inquiry. Director Vujnich explained the timeline of this proposal before the Planning and Zoning Commission and highlighted the several changes that have been made to the original plan, each to address the concerns of the Commission, the Departments of Planning and Public Works, and citizens. Director Vujnich stated the Department of Planning is recommending approval of the application of a Planned Residential Development Overlay District (PRD) for this site in the NU – Non-Urban Residence District.

Chair Bopp invited Tom Cummings, representative of Payne Family Homes, to address the Commission.

Mr. Cummings outlined the changes that have been made to the original proposal, based on feedback from the Planning and Zoning Commission and neighbors. He stated it was his belief this proposal is an appropriate application of the Planned Residential Development Overlay District (PRD). Mr. Cummings requested the Commission consider the following changes to the Department's Information Report:

1. Allow for excess Traffic Generation Assessment fees to be credited to the construction of the multiple use trail.
2. Consider reducing the thirty (30) foot wide easement for the multiple use trail.
3. Consider allowing the inclusion of a twenty-sixth (26th) lot.

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

Tom Smith, 17221 Portland Crest Court, expressed his concern with the size of the proposed lots and his opposition to the application of the Planned Residential Development Overlay District (PRD). He also asked where the school busses would pick up children that would live in the proposed development.

Stephany Finocchio, 1633 Pond Road, expressed her concerns with the size of the proposed lots; increased traffic; and the number of dwellings that will be visible from State Route 100.

Erica Sprunger, 1548 Pond View Drive, expressed her appreciation regarding the change in location of the wastewater treatment facility and the construction of the landscaped berm on Lot 2. She expressed her belief this proposal is not consistent with the Master Plan. Ms. Sprunger expressed her concerns regarding the application of the Planned Residential Development Overlay District (PRD); the size of the proposed lots; the newly proposed wastewater treatment facility; increased traffic; proposed street lights; visibility of proposed dwellings from Pond Road; and the extent to which common ground is taxed.

Greg Alexander, Council Member Ward Six (6), 3904 Tamara Trail, stated it was his belief that a portion of the subject site is in a floodplain and his concern with the architectural diversity of the proposed dwellings.

Arnie Sprunger, 1548 Pond View Drive, was not able to attend tonight's meeting, but a letter he composed was read on his behalf. Mr. Sprunger expressed his concern with the landscaped berm provided on Lot 2; the newly proposed wastewater treatment facility; proposed lighting; and the extent to which common ground is taxed.

Josh Sprunger, 1548 Pond View Drive, expressed his appreciation to Payne Family Homes for making changes to the plan, based on feedback from neighbors. Mr. Sprunger expressed his concerns with the visibility of dwellings from Pond Road; the entrance to the proposed development off Pond Road; the proposed density of the lots; and the extent to which common ground is taxed.

Discussion was held among Commission Members about the newly proposed wastewater treatment facility; the number of proposed lots; the visibility of the dwellings from State Route 100 and Pond Road; and the extent to which common ground is taxed; the likelihood of Metropolitan St. Louis Sewer District (MSD) extending its jurisdictional boundaries; and the school bus pick-up point.

A motion by Mayor Bowlin, seconded by Commissioner Liddy, to end the discussion. A voice vote was taken regarding the motion to end the discussion. Hearing no objections, Chair Bopp declared the motion approved.

A motion by Mayor Bowlin, seconded by Council Member Manton, to deny the Department of Planning's Information Report, thereby not recommending the application of the Planned Residential Development Overlay District (PRD).

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.

- c) **P.Z. 5-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request to review and consider the addition of residential land uses as permitted activities within the ‘Downtown and Workplace Districts’ designation under the ‘Regulating Plan’ of the City’s Town Center Plan. Currently, these two (2) land use designations do not allow residential uses, whether single family or multiple family types. Recently, a number of inquiries have been made about this change. **(Wards One, Four, Five, Seven, and Eight) – POSTPONED**

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

Correspondence Items – One (1) Item for Consideration

- a) **P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Labadie, Missouri 63055**, is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot 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 proposed game court is to be situated to the east 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 Eight) – POSTPONED**

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 asked the Commission if it would like to schedule a Work Session, before a future meeting, to discuss the application of a Planned Residential Development Overlay District (PRD) in the NU – Non-Urban Residence District. Discussion was held and Commission members reached a consensus to schedule such a Work Session for a future date.

Motion by Council Member Manton, seconded by Commissioner Gragnani, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting on Tuesday, May 3, 2016, at 12:15 a.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.