

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
May 16, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, May 16, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (10)

ABSENT – (0)

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

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 May 2, 2016 Meeting

Commissioner Bauer identified a correction to the minutes regarding her motion to approve the Department's report on P.Z. 25-15 Laurie Taylor, with the amendment to require the property owner to submit reports annually, and not monthly.

A motion was made by Commissioner Archeski, seconded by Commissioner Bauer, to approve the minutes from the May 2, 2016 meeting, with Commissioner Bauer's suggested change. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

Director Vujnich announced Commissioner Liddy would be leaving his position on the Planning and Zoning Commission in the coming days, and tonight would be his last meeting as a Commissioner.

Director Vujnich and the members of the Planning and Zoning Commission thanked Commissioner Liddy for his dedicated service to the City, both as a past member of the Board of Adjustment and now on the Planning and Zoning Commission.

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

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

- a) **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 evaluate possible amendments to Chapter 415.590. “Sexually-Explicit Business Regulations,” of the City of Wildwood Municipal Code, which would thereby consider the addition of new language to expand the types of businesses that would be regulated as sexually-oriented businesses and expand regulations in regard to particular activities conducted within sexually-oriented businesses. **(Wards – All)**

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 explained the City did not have any regulations regarding sexually explicit businesses for the first twelve (12) years of its existence. He explained the current regulations were adopted in 2007 and there have been no proposed sexually explicit businesses requested, since the City’s incorporation. Director Vujnich outlined the Public Hearing Primer provided to Commission Members. He described a situation in University City, Missouri, which prompted this request to evaluate possible amendments to the City’s “Sexually-Explicit Business Regulations”.

Chair Bopp invited members of the public to comment on the item. No members of the public wished to speak on this matter.

Discussion was held among Commission Members and the City Attorney regarding the different approaches, as outlined in the Public Hearing Primer, the City could take to address types of businesses that would be regulated as sexually-oriented businesses and certain activities allowed within them as well.

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

Information Reports – One (1) Item for Consideration

- a) **P.Z. 2-16 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)**

Planner Newberry read the request into the record.

Director Vujnich explained that, over the past several months, the Department of Planning has received a

number of proposals to develop multiple family residences in the 'Downtown and Workplace Districts' of the Town Center Area. This prompted the Department to request the Planning and Zoning Commission provide its comments on potentially amending the 'Regulating Plan' of the City's Town Center Plan to allow residential activities in these districts. Director Vujnich outlined several considerations that addressed the pertinent points discussed by the Commission at the Public Hearing on this matter. He stated the Department is not recommending a blanket allowance for residential activities in the Town Center Area's 'Downtown and Workplace Districts'. In addition to this recommendation, the Department acknowledges that, where conditions are appropriate, the more suitable approach would be to consider land use designation changes to the Town Center Plan's Regulating Plan, on a case-by-case basis.

Chair Bopp invited members of the public to comment on the item. No members of the public wished to speak on this matter.

Discussion was held among Commission Members about the importance of businesses having visibility from major roadways and other important components to be successful; and the importance of having a good site plan, when considering residential activities in these districts.

A motion by Commissioner Gragnani, seconded by Commissioner Archeski, to accept the Department's Information Report and recommendation.

Chair Bopp called the question.

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

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

Nays: None

Absent: None

Abstain: Commissioner Kohn

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

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

Correspondence Items – Two (2) Items 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)**

Planner Newberry read the request into the record.

Director Vujnich outlined the proposal and the characteristics of the subject site and the proposed outdoor game court. He stated the Department is recommending approval, with conditions requiring additional landscaping and netting to meet the requirements set forth in the Zoning Ordinance and a requirement that the petitioner obtain a grading permit from the Department of Public Works, prior to the installation of the outdoor game court.

Chair Bopp invited the petitioner and his representative to address the Commission.

James Thurman, 930 Kingsridge Court and Austin Helpers, Sport Court St. Louis, expressed their opposition to the condition requiring additional landscaping.

Discussion was held among Commission Members about the importance of adhering to the regulations regarding outdoor game courts; concerns about the effect the outdoor game court would have on stormwater drainage; the extent of the additional landscaping; and the Department of Planning's discretion in approving the details of the proposed or updated landscaping plan.

A motion by Commissioner Bauer, seconded by Commissioner Renner, to accept the Department's recommendation.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Lee, 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 passed by a vote of 10-0.

- b) A Department of Planning report on the required public meeting for **St. Louis County P.C. 69-91 Frank Erickson**, which was held on December 1, 2014 and set forth in the conditions of the Amended C-8 Planned Commercial District Ordinance #1960 relative to its allowance for the proprietor of the restaurant to hold live music performances on the outdoor patio area located on the south side of the existing building. The intent of the public meeting was to accept comments from any participant regarding the impact or lack of impact this allowance for these live music performances on the outdoor patio area have created or not created on surrounding residential, institutional, and commercial properties in the vicinity. (**Ward One**)

Planner Newberry read the request into the record.

Director Vujnich explained the process of renewing this allowance for outdoor music. He explained the neighborhood meeting that was held regarding this renewal was only attended by the petitioner and one (1) City Council member. Additionally, the comments received from neighbors, prior to the meeting, were supportive of renewing this allowance. Director Vujnich highlighted the Commission members' discussion and vote regarding this renewal, as well as the need to pursue an amendment to the Zoning Ordinance, creating outdoor music regulations that apply to all businesses in the City of Wildwood.

A motion by Commissioner Lee, seconded by Council Liaison Manton, to accept the Department's

recommendation.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Lee, 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 passed by a vote of 10-0.

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

IX. Other – One (1) for Consideration

- a) Planning and Zoning Commission on proposed Resolution formally adopting the Master Plan 2016 Update as the Amended Master Plan of the City of Wildwood, Missouri. **(Wards – All)**

Planner Newberry read the request into the record.

Discussion was held among Commission Members regarding the success of the Master Plan Update process and the Commission noted its thanks to the citizen volunteers on the Master Plan Advisory Committee and the many others who participated in the process.

A motion by Commissioner Liddy, seconded by Commissioner Archeski, to adopt the Resolution formally adopting the Master Plan 2016 Update, as the Amended Master Plan of the City of Wildwood, Missouri.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Lee, 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 passed by a vote of 10-0.

X. Closing Remarks and Adjournment

Motion by Commissioner Archeski, seconded by Commissioner Liddy, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:45 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.