

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
June 6, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:00 p.m., on Monday, June 6, 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 Bartoni
Commissioner Kohn
Council Member Manton
Mayor Bowlin

Other City officials present: Director of Planning Vujnich, Planner Newberry, and City Attorney Young.

Chair Bopp welcomed Commissioner Bartoni as the new Commission Member representing Ward Two. Chair Bopp also welcomed newly appointed City Attorney Young.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the May 16, 2016 Meeting

A motion was made by Council Member Manton, seconded by Mayor Bowlin, to approve the minutes from the May 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

There were no opening remarks from the Department of Planning.

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. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122** – A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a 1.4 acre tract of land consisting of four (4) lots of record, all being located on the east side of Center Avenue, south of Manchester Road (Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue). **Proposed Use: A total of four (4) single family dwellings on individual lots. (Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich submitted into the record the Master Plan, the City Charter, the City's Zoning Regulations (Chapter 415), and the Department of Planning's file on the request.

A motion was made by Commissioner Gragnani, seconded by Commissioner Archeski, to accept the documents as submitted. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

Director Vujnich shared a slideshow of photographs and described the characteristics of the site, made up of four (4) existing lots of record. He explained four (4), detached single family dwellings are being proposed. He discussed planned improvements to Center Avenue and the future dedication of the roadway as a public street. Chair Bopp invited the petitioner to address the Commission.

Mike Whalen, Whalen Custom Homes, 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63112, explained the proposed development and made himself available for questions from Commission Members.

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

Keith Gegg, 2473 Hickory Manor Drive, stated he is the current owner of the property and expressed his support for the proposed development. He noted he approached Mr. Whalen regarding the property because he will be constructing homes in the approved Stone Mill Subdivision immediately to the south, and could make this proposed development consistent with it.

Doug Klein, 2611 Center Avenue, expressed his concerns regarding increased vehicular tips on Center Avenue, which is currently a private road, and the additional maintenance that he believed would be required because of it.

Discussion was held among Commission Members regarding the existing and proposed curbcut on Manchester Road; planned improvements to Center Avenue in regards to this proposal and the approved Stone Mill Subdivision; the future dedication of Center Avenue as a public street; and the possibility of accommodating rear-entry garages.

A motion was made by Mayor Bowlin, seconded by Commissioner Archeski, to close the public hearing on this item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

- b) **P.Z. 11-16 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 designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, along with Chapter 415.030 Definitions, which would thereby consider the addition of new language for group homes for the developmentally disabled that is consistent with current Missouri Revised Statutes. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich submitted into the record the Master Plan, the City Charter, the City’s Zoning Regulations (Chapter 415), and the Department of Planning’s file on the request. Director Vujnich explained these proposed amendments to the City’s Zoning Regulations are being requested in order to make them consistent with Missouri Revised Statutes. City Attorney Young provided an analysis of the legal issues involved herein with these proposed changes.

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

No discussion was held among Commission Members.

A motion was made by Commissioner Archeski, seconded by Commissioner Renner, to close the public hearing on this item. 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. 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 aforementioned districts. Director Vujnich outlined the Planning and Zoning Commission’s draft Letter of Recommendation to the City Council to deny the requested change to the list of permitted activities in the Town Center’s “Downtown and Workplace” Districts.

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

No discussion was held among Commission Members.

A motion by Commissioner Archeski, seconded by Commissioner Renner, to accept the draft Letter of 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 Bartoni, 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.

Information Reports – Two (2) Items for Consideration

- 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.

A motion was made by Commissioner Archeski, seconded by Mayor Bowlin, to open discussion on this item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

Director Vujnich explained the request to modify the Town Center's Regulating Plan and described the proposed senior living facility. He noted that following the public hearing on this item, which was held on May 2, 2016, the petitioner added a commercial component on a portion of the first floor. Director Vujnich compared this proposal to a previous submittal from Gardner Capital Development on the same site, with a similar proposed use. By this comparison, he noted this proposal provides an increase in density of living units, enhanced architectural features, and provides a commercial component on the first floor. He noted, with these enhanced features, the Department is recommending approval for a modification of the Town Center's Regulating Plan.

Chair Bopp invited representatives of the petitioner to address the Commission. George Stock, petitioner's engineer noted he is in attendance to answer any questions.

Discussion was held among Commission Members and representatives of the petitioner regarding the height of the proposed building; the percentage of the first floor that would be dedicated to the commercial component and the possibility of increasing that amount; the anticipated success of the

commercial component; the typical occupant residing at a facility of this type; the average number of emergency calls made to a facility such as this per year (85); the level of care provided at such a facility and the potential for the level of care to change in the future; and the possibility of incorporating “Wildwood” into the name of the facility.

A motion by Commissioner Lee, seconded by Commissioner Archeski, to close the discussion on this item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

A motion was made by Commissioner Lee, seconded by Commissioner Renner, 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, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: Commissioner Bartoni and Commissioner Kohn

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 8-2.

- c) **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 explained the history of the existing regulations on sexually-explicit businesses and asked City Attorney Young to discuss the proposed amendments. City Attorney Young discussed the legal issues and relevant case law relating to the proposed amendments.

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 regarding legal issues relating to the proposed amendments.

A motion by Mayor Bowlin, 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 Kohn, Commissioner Bartoni, 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.

VII. New Business – No Items for Consideration

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

- a) A recommendation report of the Site Plan Subcommittee regarding **P.Z. 14-98 Capital-Dierbergs Wildwood LLC**; Amended C-8 Planned Commercial District; southeast corner of State Route 100 and Taylor Road; that addresses the submittal of the Amended Site Development Section Plan for the conversion of an existing parking lot area to accommodate drive-through lanes in support of a new tenant in the liner building (Outbuilding G) located at the intersection of State Route 100 and Taylor Road (St. Louis Bread Company). (**Ward Eight**)

Planner Newberry read the request into the record.

Director Vujnich described the proposed Site Development Section Plan, highlighting the drive-through and escape lanes; trash enclosures; the landscape plan; and the lighting plan. He noted the Site Plan Subcommittee of the Planning and Zoning Commission is recommending approval of the proposed Site Development Section Plan, with conditions, per its review and action at its May 16, 2016 meeting.

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 regarding the lighting plan; the landscape plan; the construction specifications of the concrete pad for the trash enclosure; and the need to add language to the report regarding window decal signage.

A motion by Commissioner Archeski, seconded by Commissioner Bauer, to accept the Site Plan Subcommittee's report and recommendation, with conditions.

Commissioner Lee stated he would be abstaining from this vote because Panera Bread is a client of his employer.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Bauer, Commissioner Gragnani, Commissioner Kohn, Commissioner Bartoni, Council Member Manton, and Chair Bopp

Nays: Mayor Bowlin

Absent: None

Abstain: Commissioner Lee

Whereupon, Chair Bopp declared the motion passed by a vote of 8-1, with one (1) abstention.

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

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

Approved by: R. Jeff Bopp
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.