

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

July 5, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:00 p.m., on Tuesday, July 5, 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 Archeski
Commissioner Bauer
Commissioner Gragnani
Commissioner Bartoni
Commissioner Kohn
Council Member Manton
Mayor Bowlin

ABSENT – (2)

Commissioner Renner
Commissioner Lee

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

II. Review Tonight's Agenda / Questions or Comments

Director Vujnich noted the Department of Planning received a letter from the petitioners for **P.Z. 27, 28, and 29-15 Valley Road Subdivision**, dated July 5, 2016, initially requesting to withdraw the items from consideration. He explained that, after the letter was submitted, the Department received a phone call from the petitioner stating the language in the initial letter was mistaken, and stating the petitioner was instead was requesting a postponement of these proposals at tonight's meeting. Director Vujnich explained a series of steps the Department had taken to notify interested citizens of the initial request, and its plans to clarify the change in the petitioner's request with those individuals after the Commission's action tonight. Director Vujnich respectfully requested the item be moved up on tonight's agenda in order for the Commission to consider the petitioner's request for a postponement at tonight's meeting.

A motion was made by Commissioner Bauer, seconded by Commissioner Gragnani, to move **P.Z. 27, 28, and 29-15 Valley Road Subdivision** up on tonight's agenda in order to act on the request by the petitioner to postpone this item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved

A motion by Commissioner Archeski, seconded by Mayor Bowlin, to postpone consideration of **P.Z. 27, 28, and 29-15 Valley Road Subdivision** at tonight's meeting.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Lee

Abstain: None

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

III. Approval of Minutes from the June 6, 2016 Meeting

A motion was made by Commissioner Gragnani, seconded by Council Member Manton, to approve the minutes from the June 20, 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 from the Department of Planning.

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

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

- a) **P.Z. 9-16 Fick Supply Service, 501 North Eatherton Road, Wildwood, Missouri 63005** – A request to amend the current M-3 Planned Industrial District Ordinance that governs this property (#1697), along with the review and action upon an Amended Site Development Plan, all being on a 21.7 acre tract of land, which is located on the west side of North Eatherton Road, north of Centaur Road (Locator Numbers: 17X32088 and 18X640013/Street Addresses: 501 and 495 North Eatherton Road). **Proposed Use: The expansion of the existing mulch storage and composting facility, with wholesaling and limited retail, to accommodate increased storage, processing, and accessory operations at this location. (Ward One)**

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 including: the existing operations of the business; the proposed area of the expansion; the site's proximity to the Monarch Chesterfield Levee; and a view of the site from North Eatherton Road. Director Vujnich noted the site's location is next to the approved Eatherton Road Corporate Park.

Andrew Dixon, 257 Chesterfield Business Parkway, Stock and Associates, stated he and the owner of Fick Supply, Dave Fick, were available for any questions from Commission Members.

Discussion was held among Commission Members regarding the use of grass and hay, as part of the operations on the site, and the zoning designation of the Eatherton Road Corporate Park.

A motion by Mayor Bowlin, seconded by Commissioner Gragnani, to close the Public Hearing.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Lee

Abstain: None

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

VI. Old Business – Two (2) Items for Consideration

Information Reports – One (1) Item for Consideration

- 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) – POSTPONED**

Correspondence Items – One (1) Item for Consideration

- b) A response to a communication from Mike Falkner, Sterling Engineers and Surveyors, dated March 25, 2016, regarding **P.Z. 12 and 13-15 The Villages at Bright Leaf**; R-3 10,000 square foot Residence District (Town Center "Neighborhood General District" and "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V330022, 23V310064, 23V330233, 23V330031, 23V330206, 23V330215, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16602, 16615, 16618, and 16618A Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Development Overlay District Ordinance #2145) that governs this development to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sizes. **(Ward Five)**

Planner Newberry read the request into the record.

Director Vujnich outlined the discussion and action to postpone this item at the Planning and Zoning Commission's meeting on June 20, 2016. He explained the petitioner had reworked the request for changes in lot widths and the rear yard setbacks, which were now being withdrawn. The current request

is now to amend the site-specific governing ordinance to address the inconsistencies in lot sizes between the legislation and the proposed Site Development Plan (SDP). He outlined the zoning change process this project went through to be acted upon by the Planning and Zoning Commission, and, after much discussion and consideration, ultimately ratified by the City Council. He noted the current request is simply a correction to an oversight made during the drafting of the legislation. He noted the current request does not impact the separate discussion regarding the possible extension of the Pond Grover Loop Road. Director Vujnich stated the Department of Planning is recommending the Commission act favorably to allow the amendments to the site-specific governing ordinance regarding lot sizes for three (3) of the proposed villages comprising this development.

Chair Bopp invited the petitioner's representative to address the Commission.

Michael Doster, 16090 Swingley Ridge Road, petitioner's legal counsel, introduced himself and read a letter he prepared, which had been provided to Commission Members (*attached to these minutes*).

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

Debra Smith McCutchen, 16548 Birch Forest Drive, Ward Five Council Member, referenced a letter she prepared for the Commission (*attached to these minutes*). She stated her opposition to this request.

Jane Finnegan, 2517 Rain Forest Drive, stated her concerns regarding the Villages at Brightleaf development. She asked that the Planning and Zoning Commission consider this request carefully.

Discussion was held among Commission Members regarding the process that is followed for a request of this nature, after an action by the Planning and Zoning Commission; whether the number of lots was reduced; the components of the site-specific governing ordinance and the design of the proposed Site Development Plan (SDP) to provide a buffer and transition from the Villages at Brightleaf development, to the existing home sites; and the need to postpone an action on this request, until the decision regarding the possible extension of the Pond Grover Loop Road is complete.

A motion made by Commissioner Kohn to accept the Department's report and recommendation, which failed due to the lack of a second.

A motion by Commissioner Gragnani, seconded by Commissioner Archeski, to postpone action on this item until after the Pond Grover Loop Road Committee makes a recommendation to City Council regarding the possible extension of the roadway.

Chair Bopp called the question.

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

Ayes: Commissioner Archeski, Commissioner Bauer, Commissioner Gragnani, Commissioner Bartoni, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: Commissioner Kohn

Absent: Commissioner Renner and Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 7-1.

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

- a) A report, with recommendation, regarding **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., c/o Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** a request for the modification of the current Planned Residential Development Overlay District (PRD) Ordinance #2116 for this approximately thirty (30) acre area (Locator Number: 23V120094/Street Address: 2461 Eatherton Road); east side of State Route 109, south of State Route 100; R-4 7,500 square foot Residence District (Town Center “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); to allow for certain allowances/relief to existing requirements relating to required roadway improvements and utility issues, so as the project can proceed to eventual construction. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich explained the request from City Council for the Planning and Zoning Commission to determine if the petitioner’s request for amendments regarding changes to roadway requirements and utilities improvements are reasonable. Director Vujnich noted the history of this project, in particular the public financing incentives component of it. He outlined the petitioner’s specific requests and stated the Department’s recommendation for each request, as outlined in its report.

Chair Bopp invited the petitioner to address the Commission.

Tom Cummings, 1047 Baur Boulevard, Payne Family Homes, stated Payne Family Homes’ position on the request for public financing incentives and its role in the discussion to date. He asked the Commission to consider providing additional public financing incentives to Payne Family Homes, in excess of what is outlined in the Department’s recommendation report.

Discussion was held among Commission Members regarding the steps the City will take in the future in order to fund the roundabout; the assistance the City would provide in regard to utility relocation; the use of Traffic Generation Assessment Fees for this project; the future connection of Main Street; and the careful consideration this project had been given over the past several years by the Planning and Zoning Commission and City Council, as well as administratively.

Several Commission Members noted the City should proceed with extraordinary caution in regard to offering developers public financing incentives for this project, as well as in the future.

A motion by Mayor Bowlin, seconded by Commissioner Bartoni, to accept the Department’s report and recommendation.

Chair Bopp called the question.

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

Ayes: Commissioner Archeski, Commissioner Bauer, Commissioner Gagnani, Commissioner Kohn, Commissioner Bartoni, Council Member Manton, and Mayor Bowlin.

Nays: Chair Bopp

Absent: Commissioner Renner and Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 7-1.

- b) A report, with recommendation, regarding **P.Z. 14-06 City of Wildwood and Neichter/Throckmorton Development**; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD); east side of Ossenfort Road, north of Brook Hollow Drive; that requests a modification to the site-specific ordinance that governs this fifty-five (55) lot residential subdivision to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich explained the history of this request over the past several years. He stated the Department is recommending favorable action, so as to allow the requested extension of time for commencement of construction for this project. He noted this project continues to be the best example of the application of the Planned Residential Overlay District (PRD) in the City of Wildwood and, given no ordinance has changed that would affect its design, it would be appropriate to grant the extension of time for commencement of construction.

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

Larry McGowen, 18538 Wild Horse Creek Road, Ward One Council Member, stated his concern with the size of the lots and continuing to provide extensions for the commencement of construction to the owner.

Discussion was held among Commission Members regarding the design and type wastewater treatment facility and what the procedure would be if the Planning and Zoning Commission acted to deny the requested extension of time.

A motion by Council Member Manton, seconded by Commissioner Archeski, to not accept the Department's recommendation and to deny the request for an extension of time for commencement of construction.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Lee

Abstain: None

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

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

- a) A Site Development Plan (SDP) report, with recommendation, regarding the City of Wildwood's salt storage facility and its construction on dedicated public right-of-way of St. Albans Road; northwest corner of Manchester Road and St. Albans Road (formally part of the Kelpe Contracting Company Site); NU Non-Urban Residence District; which recommends approval of this structure

that would be approximately five thousand (5,000) square feet in size and provide all-weather storage of salt and other deicing materials for the City of Wildwood. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich explained the history of this request over the past several years. He noted the City has not had a permanent storage facility for salt, since its incorporation. Director Brown outlined components of the Site Development Plan, including the placement of the structure in right-of-way donated by Tom Kelp; the access to the site; and the benefits of having a permanent salt storage facility owned by the City. Director Brown also noted the Architectural Review Board is reviewing the architectural elevations, related materials, and colors.

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

Discussion was held among Commission Members regarding the stormwater runoff on the site and how it would be managed.

A motion by Mayor Bowlin, seconded by Commissioner Archeski, to approve the Site Development Plan (SDP).

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Lee

Abstain:None

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

IX. Other – One (1) Item for Consideration

- a) Formation of the Planning and Zoning Commission's Nominating Committee for its Officer Positions - Year 2016/2017 (see attached By-Laws for process).

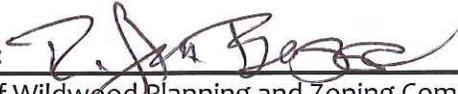
Planner Newberry read the item into the record.

Chair Bopp stated that, according to the Planning and Zoning Commission By-Laws, the Chair is to appoint not less than four (4) Commission Members to its nominating committee to make a recommendation to the full Commission regarding the election of its officers. Chair Bopp's appointments are as follows: Commissioner Lee, Commissioner Archeski, Commissioner Bauer, and Commissioner Gragnani.

X. Closing Remarks and Adjournment

Motion by Mayor Bowlin, 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.