

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

July 18, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:00 p.m., on Monday, July 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 – (8)

Chair Bopp
Commissioner Archeski
Commissioner Bauer
Commissioner Gagnani
Commissioner Bartoni
Commissioner Lee
Council Member Manton
Mayor Bowlin

ABSENT – (2)

Commissioner Renner
Commissioner Kohn

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

II. Review Tonight's Agenda / Questions or Comments

III. Approval of Minutes from the July 5, 2016 Meeting

A motion was made by Commissioner Archeski, seconded by Council Member Manton, to approve the minutes from the July 5, 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 – No Items for Consideration

VI. Old Business – Three (3) Items for Consideration

Letters of Recommendation – One (1) Item for Consideration

- 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: 17X320088 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 first brought to the attention of the Commission a letter from the City of Chesterfield and a letter from the petitioner requesting certain additional materials be included in the amended site-specific governing ordinance. Director Vujnich noted the Commission is considering two (2) different components with this request, the first being amendments to the site-specific governing ordinance, and the second being the approval of the Site Development Plan. Regarding the first component, he explained the zoning history of the existing use and the requested expanded use. He noted the Department is recommending certain additional materials requested by the petitioner for processing be allowed, while also recommending other requested materials not be allowed, specifically Class D and Class H.

Chair Bopp invited the petitioner to address the Commission.

Dave Fick, owner, Fick Supply Service, 501 North Eatherton Road, explained the original request was not very specific, and respectfully asked the Planning and Zoning Commission to consider including the more specific additional materials for processing listed in his letter, which has been provided to Commission Members. He also outlined the various regulations with St. Louis County and others regarding the processing of these materials. He also noted there will be some additional landscaping on the expanded portion of the site.

Discussion was held among Commission Members regarding the requested additional materials and the proposed landscaping. Commission Members commended Mr. Fick for the success of his business and the overall maintenance of his property.

A motion by Commissioner Archeski, seconded by Council Member Manton, to accept the Department's report and recommendation, and to allow the materials requested by Mr. Fick in his email dated July 18, 2016.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Kohn

Abstain: None

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

Information Reports – Two (2) Items for Consideration

- b) **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 outlined the Department's report and recommendation to approve the requested change in zoning. He noted this request was not for a special procedure, but rather a straight change in zoning. He outlined the process for review of this proposed development and that the Planning and Zoning Commission will have the opportunity to review and act on the preliminary plat. Director Vujnich updated the Commission on discussions with current residents along Center Avenue regarding improvements to the roadway and its dedication as a public street, noting productive discussions had taken place at a June 29, 2016, Neighborhood Meeting.

Chair Bopp invited the petitioner to address the Commission.

Mike Whalen, 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri, outlined the proposed development, noting the garages would be side-entry on two (2) of the homesites and detached on two (2) of the homesites. He also shared examples of homes of similar character that he planned to build in this development.

Chair Bopp invited members of the public to address the Commission.

Keith Gegg, 2473 Hickory Manor Drive, outlined the history of the existing curb cut located on Manchester Road, accessing this tract of land.

Discussion was held among Commission Members regarding the type of home planned for this development; the discussions among the neighbors on Center Avenue, the City, and Mr. Whalen; the proposed design of Center Avenue; and the landscaping plan.

A motion by Commissioner Archeski, seconded by Mayor Bowlin, to accept the department's report and recommendation to approve the change in zoning.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Kohn

Abstain: None

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

- c) **P.Z. 10-16 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 District 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. **(Wards - All)**

Planner Newberry read the request into the record.

Director Vujnich 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. He outlined an existing issue that arose due to the installation of impervious surface in a side yard setback which, among others, prompted this review. He noted the research the Department of Planning compiled and explained the resulting amendment to the text of the Municipal Code outlined in the Department's report and recommendation.

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 regulations in relation to the parking of vehicles on the lawn area; issues with stormwater; if property owners would be allowed to install permeable paver surfaces in the side yard setback area; and allowing sidewalks in the side yard setback area.

Mayor Bowlin suggested "driving" be included in the prohibited intended purpose of flatwork in the side yard setback area.

Commissioner Bauer expressed her concern that this amendment to the City's Zoning Ordinance would lead to conflicts with the indenture requirements of individual subdivisions.

A motion by Mayor Bowlin, seconded by Commissioner Archeski, to accept the Department's report and recommendation, with the addition of "driving" to the prohibited intended purpose of flatwork in the side yard setback area.

Chair Bopp called the question.

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

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

Nays: Commissioner Bauer

Absent: Commissioner Renner and Commissioner Kohn

Abstain: None

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

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

Correspondence Items – Two (2) Items for Consideration

- a) A response to a communication from Robert W. Covert III and Mary Kay Corsair, which is dated April 15, 2016, regarding **P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates**; C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of

Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance, 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 (July 25, 2016). (**Ward Eight**)

Planner Newberry read the request into the record.

Director Vujnich outlined the zoning history of this site and the challenges that have prevented the commencement of construction on it. He stated the Department is recommending the time period for commencement of construction be extended eighteen (18) months.

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 existing Site Development Plan and the need to not extend time period for commencement of construction be extended eighteen (18) months.

A motion by Council Member Manton, seconded by Commissioner Archeski, to not accept the Department's recommendation to extend the deadline for commencement of construction.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Kohn

Abstain: None

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

- b) A response to a request from the Wildwood City Council regarding **P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc.**; Conditional Use Permit (CUP) in the NU Non-Urban Residence District; north side of Manchester Road, west of Pond Road; which addresses the property owner's application to modify the governing permit to eliminate the current seven (7) year renewal requirement for this large water feature. (**Ward One**)

Planner Newberry read the request into the record.

Director Vujnich noted this Conditional Use Permit (CUP) for a large water feature was recently approved by the Planning and Zoning Commission and received and filed by the City Council. He noted the petitioner's reluctance to have the Conditional Use Permit (CUP) recorded with the St. Louis County Recorder of Deeds, given its condition of a seven (7) year renewal period. He explained the Department is in receipt of a correspondence from the petitioner requesting the condition of a seven (7) year renewal period be removed. He stated the Department is recommending this condition be removed. He also noted the petitioner is requesting the condition of providing a nuisance bond be removed.

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

Laurie Taylor, 2000 Sundowner Ridge Drive, stated her concerns regarding the condition of a seven (7) year renewal period and the nuisance bond. She outlined her plans for the property and her desire to

begin construction of the lake.

Discussion was held among Commission Members regarding the merits of requiring a renewal period for a lake of this size; the low amount of risk to State Route 100 if a failure were to occur in the proposed dam, as identified by the petitioner's consulting engineer; and the acknowledgement that large water features of a greater size proposed in the City in the future may require a renewal period, as determined appropriate by the Planning and Zoning Commission.

A motion by Mayor Bowlin, seconded by Council Member Manton to accept the Department's report and recommendation to remove the seven (7) year timeframe, and also remove the requirement to provide a nuisance bond, as requested by the petitioner at tonight's meeting.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Renner and Commissioner Kohn

Abstain: None

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

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

IX. Other – No Items for Consideration

A motion by Council Member Manton, seconded by Commissioner Bartoni, to place **P.Z. 12 and 13-15 Villages at Brightleaf** on the August 1, 2016 Planning and Zoning Commission Agenda, regarding the requested amendment to the site-specific governing ordinance to change lot widths and depths.

Discussion was held among Commission Members regarding the forthcoming recommendation by the Pond-Grover Loop Road Committee; the possible impact the proposed extension of the Pond-Grover Loop Road might have on the lot widths and depths; and the petitioner's desire to continue through the process, in order to commence construction of the development.

Chair Bopp called the question.

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

Ayes: Commissioner Bauer, Commissioner Bartoni, Council Member Manton, and Mayor Bowlin

Nays: Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Chair Bopp

Absent: Commissioner Renner and Commissioner Kohn

Abstain: None

Whereupon, Chair Bopp declared the motion failed for a lack of a majority, by a vote of 4-4.

Chair Bopp announced the Nominating Committee of the Planning and Zoning Commission offers the following nominations for Planning and Zoning Commission Officers:

Chair – Mr. R. Jon Bopp

Vice-Chair – Mr. Rick Archeski

Secretary – Mrs. Fran Gragnani

Planner Newberry informed Chair Bopp there was a member of the public who wished to address the Commission regarding an item that is listed as “Not Ready For Action Items” on tonight’s agenda.

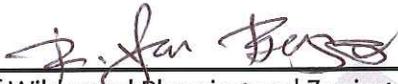
Chair Bopp invited the individual to address the Commission.

Jean Vedvig, 16709 Clayton Road, stated her concerns regarding P.Z. 1 and 1a-99 W.J. Byrne Builders Inc. and an upcoming meeting between City officials and the United States Environmental Protection Agency (EPA).

Chair Bopp thanked Ms. Vedvig for her comments.

X. Closing Remarks and Adjournment

Motion by Commissioner Bartoni, seconded by Mayor Bowlin, 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.