

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

August 1, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:00 p.m., on Monday, August 1, 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.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the July 18, 2016 Meeting

A motion was made by Council Member Manton, seconded by Commissioner Lee, to approve the minutes from the July 18, 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 this item be read by the Department.

- a) **P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005** – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. **(Ward Six)**

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.

A motion by Commissioner Gragnani, seconded by Commissioner Lee, 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 provided a brief outline of the proposal and shared a presentation of photographs taken by the Department of Planning of the site. He noted the petitioner's representatives were in attendance.

Chair Bopp invited the petitioner to address the Commission.

Mike Doster, petitioner's legal counsel, 16090 Swingley Ridge Road, outlined the proposal for the application of the Planned Residential Development Overlay District (PRD), while maintaining the underlying NU Non-Urban Residence district designation. He noted the proposed common ground and extensive tree preservation. He stated it was his belief this development is consistent with surrounding residential areas, specifically noting Quail Ridge. He stated the benefits of clustering the single family dwellings on smaller lots.

Chris DeGuentz, petitioner, 695 Trade Center Boulevard, stated it was his belief the clustering of homes, while maintaining a one unit per three acre density, with the application of the Planned Residential Development Overlay District (PRD), is appropriate for this site, given its difficult topography.

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

Tom Huge, 1529 Lack Ridge Drive, stated his concern the proposed development would impact the viewscape from his property and impact the use of it as well.

Richard Schneider, 1511 Windwood Hills Drive, stated his concern regarding the density of the proposed development and maintaining varied architecture in the area.

Noel Schneider, 1511 Windwood Hills Drive, expressed her concern regarding traffic safety and the narrow design of Ridge Road.

Ralph Bicknese, 1133 Ridge Road, stated his concerns regarding the density of the proposed development; the unique topography of the site; the impact of the proposed development on the soils; the number of proposed lots; the removal of trees; the location of the entrance to the site; and the impact the proposed development would have on stormwater runoff.

John Miller, 16202 Thornberry Ridge Lane, stated his concerns regarding tree removal; maintaining varied architecture in the area; and the number of proposed lots.

Greg Kiger, 1537 Wolf Trail Road, stated his concern the proposed development would impact the viewscape from his property and the proposed density.

David Dowell, 1629 Wolf Trail Road, stated his belief the proposed development would have a negative impact on the character of the area and the proposal is not consistent with the City's Master Plan.

Berryl Bader, 16113 Canyon Ridge Court, stated his concerns regarding light and noise pollution generated by the proposed development.

Dean Klohr, 1614 Wolf Trail Road, expressed his concerns regarding the rate at which common ground is taxed; light pollution; and noise pollution.

Mark Gebhart, 1645 Wolf Trail Road, stated his belief the proposed development would have a negative impact on the character of the area.

Robert Jones, 1549 Wolf Trail Road, stated his concerns regarding the impact the proposed development would have on the existing viewscape in the area; the number of proposed lots; and traffic safety.

Discussion was held among Commission Members on the rationales behind the application of the Planned Residential Development Overlay District (PRD); the extension of public utilities to the site; and the size and width of the proposed lots.

A motion by Mayor Bowlin, seconded by Commissioner Bauer, to close the Public Hearing. A voice vote was taken regarding the motion to close the Public Hearing. Hearing no objections, Chair Bopp declared the motion approved.

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

Letters of Recommendation – Two (2) Items for Consideration

- a) **P.Z. 2-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main 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 explained the proposal for four (4) single family dwellings on four (4) legal lots of record and the request for a change in zoning. He updated the Commission on the progress the City had made in regards to the neighbors' concerns about improvements to Center Avenue and its future dedication as a public roadway. He outlined the Planning and Zoning Commission's role in the review of the

preliminary plat for the proposed development. Director Vujnich also noted the proposed single family dwellings must be reviewed and acted on by the City's Architectural Review Board.

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 process through the City, as this proposed development moves forward.

A motion by Commissioner Bauer, seconded by Commissioner Archeski, to accept the 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, Commissioner Kohn, 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) 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 Department's Information Report, with recommendation, was presented to the Planning and Zoning Commission at its July 18, 2016 meeting and the Commission acted to accept the recommendation, with additional language. Director Vujnich noted the suggested changes are reflected in the Letter of Recommendation presented to the Commission at tonight's meeting.

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 Gragnani, seconded by Commissioner Lee, to accept the 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, Commissioner Kohn, 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.

Information Reports – One (1) Item for Consideration

- c) **P.Z. 24-15 Rockwood School District - Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. This campus is located on the east side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road). **Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot. (Ward Five)**

Planner Newberry read the request into the record.

Director Vujnich first noted a letter from Mike Winnett, Trustee of Tall Oaks Subdivision, stating his limited support of the Department's recommendation and associated conditions. Director Vujnich provided an overview of the Department's Information Report and recommendation. He explained the history of requiring a Conditional Use Permit (CUP) for these types of sponsorship banners. He provided a comparison of this request to the recent approval for the Pond Athletic Association. He outlined the conditions listed in the Department's Information Report and stated, with those conditions, the Department is supporting the allowance of sponsorship type banners at this campus.

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 opacity and color of the wind screen to be provided, as a requirement of the Conditional Use Permit (CUP); the duration of time the banners would be allowed; and the need to limit the installation of the banners to times of the year the sports fields are active.

A motion by Council Member Manton, seconded by Commissioner Bartoni, to accept the Letter of Recommendation, with the addition of only allowing banners to be displayed during the times of the year the athletic fields are active and the review of the material of the windscreen on the Site Development Plan.

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, Commissioner Kohn, Council Member Manton, and Chair Bopp

Nays: Mayor Bowlin

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 9-1.

VII. New Business – No Items for Consideration

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

IX. Other – One (1) for Consideration

- a) Amend existing by-laws to address time change relative to the start of Planning and Zoning Commission meetings. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich explained the Department discovered a number of inconsistencies with the current Planning and Zoning Commission by-laws, including the meeting start time and the order of the agenda.

A motion by Mayor Bowlin, seconded by Council Member Manton, to amend existing by-laws as presented, but changing the starting time for Planning and Zoning Commission meetings to 6:00 p.m. beginning after the Labor Day Holiday, for a two (2) month trial period, at which time the Planning and Zoning Commission would review the change.

Discussion was held among Commission Members regarding issues that may arise, if the meeting time is changed to an earlier start.

Director Vujnich respectfully stated the Department of Planning does not support such a change, noting an earlier meeting start time may conflict with the schedules of citizens who wish to attend Planning and Zoning Commission meetings.

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

Council Member Jim Baugus, Ward Three, , 1324 Westhampton Woods Court echoed the concerns of the Department of Planning and respectfully asked the Commission to not change the starting time of Planning and Zoning Commission meetings to an earlier time.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Council Member Manton, Mayor Bolin, and Chair Bopp

Nays: Commissioner Lee, Commissioner Bauer, and Commissioner Kohn

Absent: None

Abstain: None

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

Commissioner Gragnani offered the following nominations for Planning and Zoning Officers on behalf of the Nominating Committee of the Planning and Zoning Commission:

Chair – Mr. R. Jon Bopp

Vice-Chair – Mr. Rick Archeski
Secretary – Mrs. Fran Gragnani

A motion by Commissioner Bauer, seconded by Mayor Bowlin, to accept the nominations for officers by the Nominating Committee.

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, Commissioner Kohn, Council Member Manton, and Mayor Bowlin

Nays: None

Absent: None

Abstain: Chair Bopp

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

Director Vujnich brought to the attention of the Commission a letter from Mike Doster, petitioner's legal counsel, regarding **P.Z. 12 and 13-15 Villages at Brightleaf**. He noted the petitioner is requesting the Planning and Zoning Commission to act to place this item on the next available Commission agenda.

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

Mike Doster, petitioner's legal counsel, 16090 Swingley Ridge Road, respectfully asked the Commission consider this item on its next available agenda. He stated it was his belief the decision regarding the possible extension of the Pond-Grover Loop Road and the requested amendments to the ordinance are separate issues.

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

Council Member Debra Smith McCutchen, Ward Five, 16548 Birch Forest Drive, stated it was her belief the Commission acted to postpone the item, until after City Council acted on the possible extension of the Pond-Grover Loop Road and respectfully asked the Commission not to consider this item, until such an action was made.

Council Member Jim Baugus, Ward Three, 1324 Westhampton Woods Court, respectfully asked the Commission to consider this item on its next available agenda. He stated it was his belief the possible extension of the Pond-Grover Loop Road and the requested amendments to the ordinance are separate issues.

Discussion was held among Commission Members regarding whether or not the possible extension of the Pond-Grover Loop Road and the requested amendments to the ordinance are separate issues; and the anticipated date the possible extension of the Pond-Grover Loop Road would be resolved.

A motion by Mayor Bowlin to postpone the item, until the possible extension of the Pond-Grover Loop Road was acted on by the City Council, no second was heard.

Council Member Manton stated he had a motion on the floor to place the item on the agenda for the Planning and Zoning Commission's September 6, 2016, Agenda, seconded by Commissioner Kohn. Mayor Bowlin objected to the order of proceedings.

Chair Bopp called the question regarding Council Member Manton's motion to place the item on the agenda for the Planning and Zoning Commission's September 6, 2016, agenda.

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

Ayes: Commissioner Renner, Commissioner Kohn, Commissioner Bartoni, Council Member Manton, Mayor Bowlin, and Chair Bopp.

Nays: Commissioner Lee, Commissioner Archeski, Commissioner Bauer, Commissioner Gragnani.

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 6-4.

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 9:00 p.m.

Approved by: *Francine Gragnani*
Secretary – 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.