

**CITY OF WILDWOOD, MISSOURI**  
**RECORD OF PROCEEDINGS**

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**MEETING OF THE PLANNING AND ZONING COMMISSION**  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
August 15, 2016

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The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:00 p.m., on Monday, August 15, 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 – (9)

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

ABSENT – (1)

Commissioner Bauer

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 August 1, 2016 Meeting**

Commissioner Kohn noted errors in the minutes from the August 1, 2016, meeting, in which his name was omitted from a number of roll call votes. The Department of Planning apologized for the errors.

A motion was made by Commissioner Gragnani, seconded by Council Member Manton, to approve the minutes from the August 1, 2016 meeting, with the correction of the errors noted by Commissioner Kohn. 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. 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 referenced the Planning and Zoning Commission's action on this item, which was completed at its August 1, 2016 meeting. He noted the recommendation to allow sponsorship type banners on certain existing fencing associated with the athletic fields, with conditions, is now under the authorship of the Planning and Zoning Commission. He noted the added components of only allowing banners to be displayed during the times of the year when the athletic fields are active and the Planning and Zoning Commission's review of the materials chosen to be used for the windscreens on the Site Development Plan, based on the action of the members upon the Department's Information Report and recommendation.

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 Council Member Manton, 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 Gragnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, and Chair Bopp

Nays: Mayor Bowlin

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 8-1.

Information Reports – One (1) Item for Consideration

- 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 noted, with the assistance of Assistant Director Arnett and City Attorney Young, the Department has prepared its Information Report and recommendation to amend portions of the City of Wildwood's Zoning Ordinance regarding group homes. He noted these changes are needed to ensure compliance to all current Federal and State laws relating to group homes. He explained these changes address the definition of "Family", minimum acreage requirements, allowed ancillary uses, and parking requirements.

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

City Attorney Young provided clarification regarding the definitions and recommended including a reasonable accommodation policy.

Discussion was held among Commission Members regarding City Attorney Young's comments.

A motion by Commissioner Archeski, seconded by Commissioner Lee, 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 Renner, Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 9-0.

#### Correspondence Items – One (1) Item for Consideration

- c) 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 described the location and characteristics of the subject site and outlined its zoning history. He noted the Planning and Zoning Commission previously acted on this matter and did not extend the deadline for commencement of construction (at its July 18, 2016 meeting). He explained the item is before the Commission tonight because the City Council reviewed the request at its July 25, 2016 meeting and took action to ask the Planning and Zoning Commission reconsider its denial of the deadline for commencement of construction.

Chair Bopp invited the petitioner to address the Commission.

**Mary Kay Corsair, Petitioner, 17617 Melrose Road**, explained the history of the subject site. She respectfully asked the Planning and Zoning Commission to reconsider extending the deadline for commencement of construction on the site, noting the action of the City Council to request the same and the support of the Department of Planning in its recommendation report. She stated there has been some recent interest by others in developing the site.

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

**John Gragnani, 1510 Scofield Valley Lane**, explained past concerns regarding the extension of utilities throughout the site and proposed other options regarding the development of it.

Discussion was held among Commission Members regarding reasons why the site had not yet developed; the impact, if any, the approved Site Development Plan has on the salability of the property; and what the process would be, if the extension were not to be granted.

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

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Lee, Commissioner Archeski, Commissioner Bartoni, Council Member Manton, and Chair Bopp.

Nays: Commissioner Gragnani, Commissioner Kohn, and Mayor Bowlin.

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 6-3.

## VII. New Business – No Items for Consideration

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

- a) A recommendation report regarding the submittal of plans and related information for **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C.**, which includes the Site Development Plan, Landscape Plan, Public Space Plan, and other components; 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); that would allow for the property’s use to proceed and provide Preliminary Plat approval of this planned one hundred four (104) lot residential subdivision, including single family detached dwellings, common ground, and public space. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich outlined the components of the Site Development Plan. He explained the review process for this development, including its site-specific governing ordinance, a request for public financing, and amendments to its site-specific governing ordinance. He outlined the Site Plan Subcommittee’s recommendation for approval, with certain conditions.

Chair Bopp invited the petitioner representing Payne Family Homes to address the Commission.

**Tom Cummings, Payne Family Homes**, outlined what he believed to be the benefits of a project of this size, specifically noting the dedicated Public Space and the connectivity of the streets. He asked the Commission to approve the proposed Site Development Plan.

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

**Jerry Leeker, 559 Vintage Grove Court**, stated his concern with the developer, Payne Family Homes, and noted issues that arose in other developments by them.

Discussion was held among Commission Members regarding the roundabout at Main Street and State Route 109 and access to the site during construction.

A motion by Commissioner Bartoni, seconded by Council Member Manton, to accept the Site Plan Subcommittee's 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 Gragnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 9-0.

#### **IX. Other – One (1) for Consideration**

- a) Time Change for the Starting Time of the Planning and Zoning Commission - Two (2) Month Pilot Program. **(Wards – All)**

Director Vujnich reminded Commission Members and members of the public present the Planning and Zoning Commission would be meeting at an earlier time for a two (2) month pilot program, beginning at its September 6, 2016, meeting.

#### **X. Closing Remarks and Adjournment**

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

Approved by: Francine Magrini  
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.