

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
August 16, 2016 Meeting

The Council Planning/Parks Committee meeting was called to order by Acting Chair Bertolino, at 6:00 p.m., on August 16, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (7)

Council Member DeHart
Council Member Manton
Council Member Cox
Council Member Bertolino
Council Member Alexander
Council Member Levitt
Council Member Goodson

ABSENT – (1)

Chair Baugus

Other City Officials present:

Ryan Thomas, City Administrator
Council Member Larry McGowen
Joe Vujnich, Director of Planning and Parks
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, City Planner
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Meeting of July 19, 2016:

A motion was made by Council Member DeHart, seconded by Council Member Cox, to approve the minutes of the July 19, 2016 meeting. A voice vote was taken to approve the motion with affirmative and unanimous result. The motion was declared approved by Acting Chair Bertolino.

III. Public Comment (on non-Agenda and other items):

None

IV. Planning Issues:

1. Payne Family Homes Appeal Process (Public Hearing) (Ward – One)

Acting Chair Bertolino provided instructions on the public hearing process for the evening, then asked Director of Planning and Parks Vujnich to provide a review of the proposal. Director of Planning and Parks Vujnich offered introductory comments and reviewed the packet of information provided for the evening's meeting regarding the Payne Family Homes development on Pond Road and State Route 100. In summary, the packet referred to provides information involving the application of the City's Planned Residential Development Overlay District (PRD) onto a property that is seventy-eight (78) acres in size and zoned NU Non-Urban Residence District. The intent of the Planned Residential Development Overlay District (PRD) is to allow for the development of the property with up to twenty-six (26) single family detached dwellings on individual lots (he noted the Department of Planning recommended the development of only twenty-five (25) units). Director of Planning and Parks Vujnich explained the packet, and its contents, is intended to assist in understanding the project, the opposition to the Planned Residential Development Overlay District (PRD), and the action of the Planning and Zoning Commission. He ended his summary by informing those in attendance the Department of Planning supported the overlay district application, while the Planning and Zoning Commission recommended its denial by unanimous vote (10 to 0).

Discussion among Committee Members included the following: the increased mailing radius for this hearing; the belief the extra mailing radius reached an additional 1,300 homes; the history of appeals of this nature in the City; whether this appeal is a change in the Master Plan; if the developer was held strictly to developing three (3) acres lots, would that result in more destruction to *green space*; the opinion the developer should be required to build each home on a three (3) acre site, thereby making the proposed development very different and completed without regard for land preservation; the fact that several items of concern have been addressed by the developer, before this evening's meeting; extensive discussion on waste water treatment methods; who manages/inspects waste treatment facilities; the belief the *clustering* of homes in a development generally protects existing woodlands; and the opinion that Payne Family Homes would not have created all the drawings and plans, if they were not confident the Planned Residential Development Overlay District (PRD) would be favorably considered.

The petitioner in this matter, Thomas Cummings, was allowed to address the Committee. He shared the following: he wanted to be allowed to respond to questions that might come up during the hearing; he wanted the Committee to know that Payne Family Homes was simply looking for a *fair deal*; he noted Payne Family Homes had tried extremely hard to meet the requests and concerns of everyone; he noted Payne

Family Homes can accommodate most of the concerns, with the exception of the *clustered homes*; and he then shared his opinion that, with this development (that includes the *clustered homes*), forty (40) of the seventy-eight (78) acres would never be disturbed.

The subject of precedence was discussed at length. It was the opinion of many that situations of this nature should not set precedence, but, instead, should be handled as every application being unique and on a *case-by-case* basis.

Acting Chair Bertolino opened the hearing for public comment. The following individuals addressed the Committee:

Stephany Finocchio: opposed the development; has huge traffic concerns; felt the development would add over one hundred (100) additional cars to Pond Road each day; felt that Pond Road is already a *cut-through* and the additional traffic would increase the potential of accidents; noted that at least eight (8) additional school busses would be added to the traffic on Pond Road; feels that if the subdivision is built, each home should be on a three (3) acre lot; believed the PRD is a Catch-22 for anyone who wants to skirt the Master Plan; felt the proposed sewer system for the development is not acceptable and will ruin the wells of everyone around the development; and noted the required street lights and eventual accent lighting will spoil the area.

Tom Finocchio: felt safety on Pond Road is the biggest concern; stated that tractor trailers are using Pond Road; believed the school cut-through traffic is already a problem; felt that Pond Ball Park traffic is already bad enough; and noted that Pond Road is just too small of a road for this development.

Greg Maryniak: opposed the appeal; agreed with the Planning and Zoning Commission; stated that one hundred (100) neighbors signed a petition against the development; the development will change the sight distance problems that already exist from terrible to horrible; felt that changing the character of the area is not a wise choice; and noted the Planning and Zoning Commission denied the PRD for good reason.

Larry McGowen: Ward One Representative; felt that many issues about this problem have been addressed; asked the question of how compatible this development will be with existing land use; felt that, from a practical perspective, there is precedence to allow this development to take place; noted that for this development, Payne Family Homes should not be forced to build each home on a three (3) acre site; and stated considerable research has been done, and he had met with surrounding residents and the developer, and a list has been made of items that needed to be addressed. The developer needs to come up with solutions to address the items of concern.

Lynda Keller: owns twenty-eight (28) acres to the west of the proposed development; stated that Fisher and Frichtel completed a development in the area that was done correctly; feels the biggest downside of this PRD is that forty (40) acres of undeveloped area will not be able to be taxed

Tom Smith: felt the development should be changed, so the proposed homes face Pond Road; and believed that home owners living west of State Route 109 expect homes to be built on three (3) acre lots.

Josh Sprunger: opposed the proposal; cited safety issues, quality of life issues, and environmental concerns; felt that issues about the development have not been resolved; noted the entry to the proposed development off Pond Road is not a good idea; the area of the proposed development is aesthetically pleasing and building the subdivision will ruin this area of the City; felt that no one heard about the near-by Fisher and Frichtel development because people accepted it without any problems; felt the proposed development is a high density project and that is not what Wildwood is about.

Erica Sprunger: felt that residents have done their research and the Planning and Zoning Commission made the right decision; noted that, if only forty-three (43) acres are buildable, then only fourteen (14) homes should be built; water run-off is a big concern; felt the eventual lawn chemicals that will be used will be in the run-off and good water will be sacrificed; and reiterated comments from preceding speakers.

Arnie Sprunger: stated he personally met with Tom Cummings; he thanked Tom Cummings for correcting sewage concerns, adding the berm near his property, and solving a lighting concern; ask if certain lots in the proposed development could be combined creating a *win-win situation*; felt that the decision of the Planning and Zoning Commission should be honored; he quoted the Master Plan concerning three (3) acre lots and wanted to know why it was so confusing for people to understand; and he believed this situation is simply an economic issue for the developer.

Maureen Maryniak: reiterated what most of the previous speakers had addressed.

Jan Sprunger: acknowledged the six (6) month study completed by the Planning and Zoning Commission and respects their decision; felt the property in question would be a beautiful development, with the right designer and developer; reiterated traffic issues; and believed the tax exempt forty (40) acres will not help the Rockwood School District or the City of Wildwood.

Comments were also received via e-mail and are considered part of the record regarding this public hearing:

Mike and Linda Hoeffy: They welcome the development, if the homes are built on three (3) acre lots.

Director of Planning and Parks Vujnich answered questions at the request of the Committee, which included the following: why the Metropolitan Sewer District (MSD) cannot extend to this proposed development; whether lighting issues would be any different between clustered or three (3) acre developments; whether non-PRD developments typically have much, if any, common ground; and whether the technical aspect of this proposed development was interpreted correctly by the Department of Planning.

Further discussion among Committee Members included the following: the opinion that other Planned Residential Development Overlay Districts (PRD) have been completed, but not challenged, because they were *islands in the middle of trees* and hidden from view; the fact this particular development is highly visible, with much attention; the opinion of some the fundamental flaw in this particular PRD is that it is not hidden; the question of whether Payne Family Homes has purchased the property in question; whether it would be economically viable to build less homes on the proposed property; and whether the developer has any other options for this development.

With nothing further, the public hearing was concluded by the Acting Chair at 8:12 p.m.

V. Park Issues

1. Consultant Contract for Design/Engineering Services relating to Loop Trail Completion at Wildwood Family YMCA and St. Louis Community College – Wildwood Campus (Ward – One)

City Administrator Ryan Thomas provided an overview for the Committee concerning a pedestrian loop trail proposed on the collective properties owned by the Wildwood YMCA and the St. Louis Community College. He advised the Committee that a trail easement was established with the development of the Wildwood YMCA, right-of-way and an easement exist on St. Louis Community College property, and a cash escrow in the amount of \$23,530.00 was deposited by the developer of the Meadows of Wildwood to construct a trail segment along its development frontage. This cash escrow needs to be utilized by the year 2021 or refunded to the developer.

City Administrator Thomas advised the 2016 Capital Improvement Sales Tax Fund Budget includes \$150,000 in design funding and \$1,000,000 in construction funding for general trail development. He noted one of the City's pre-qualified consultants, Cochran Engineering, has been requested to provide a design fee proposal and construction cost estimate, which was provided for review. City Administrator Thomas informed the Committee the design fee proposal totals \$20,378.50 and the total project cost is estimated at \$159,235.17. He recommended that the City enter into a contract with Cochran Engineering to complete the trail design as proposed.

Discussion among Committee Members included the following: how close the project would come to State Route 109; would a grant be available for a project of this nature; and who would be the users of this trail.

A motion was made by Council Member Cox, seconded by Council Member Manton, to proceed with the recommendation of the Department and enter into a contract with Cochran Engineering to complete the trail design, as proposed, of a pedestrian loop trail at the Wildwood YMCA and St. Louis Community College – Wildwood Campus. A voice vote was taken to approve the motion with affirmative, unanimous result, and the motion was declared approved by Acting Chair Bertolino.

2. Reservation and Registration Update (Wards – All)

Assistant Director of Parks and Recreation Kathy Arnett provided a memorandum and spread sheet for Committee review concerning the *reservation and registration of park facilities and activities*.

3. On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)

Assistant Director of Parks and Recreation Kathy Arnett provided a memorandum and spread sheet for Committee review concerning the *on-going and long-term maintenance costs for parks and trail facilities*.

4. Update on Parks and Recreation Action Plan

Superintendent of Parks and Recreation Gary Crews reviewed the *Parks and Recreation Update* for Mid-July to Mid-August 2016.

5. Executive Session Pursuant to RSMO 610.021 (2) Lease, Purchase, or Sale of Real Estate.

A motion was made by Council Member Cox, seconded by Council Member Alexander, to enter into Closed Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2)). A roll call vote was taken to approve the motion, with the following results:

Ayes: Council Members DeHart, Manton, Cox, Alexander, Levitt, Goodson, and Acting Chair Bertolino.

Nays: None

Absent: Chair Baugus.

The motion was declared approved by Acting Chair Bertolino.

Time 8:28 p.m.

A motion was made by Council Member Levitt, seconded by Council Member Goodson, to leave Closed Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2)). A roll call vote was taken to approve the motion, with the following results:

Ayes: Council Members DeHart, Manton, Cox, Alexander, Levitt, Goodson, and Acting Chair Bertolino.

Nays: None

Absent: Chair Baugus

The motion was declared approved by Acting Chair Bertolino.

Time: 8:35 p.m.

VI. Other/Additional Public Comment:

None

VII. Closing Remarks and Adjournment

Director of Planning and Parks Vujnich and Acting Chair Bertolino summarized the evening's meeting and a motion was made by Council Member Cox, seconded by Council Member Levitt, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Acting Chair Bertolino at 8:36 p.m.