

**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  
September 6, 2016

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The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:35 p.m., on Tuesday, September 6, 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 Lee  
Commissioner Archeski  
Commissioner Renner  
Commissioner Gagnani  
Commissioner Bartoni  
Commissioner Kohn  
Mayor Bowlin

ABSENT – (2)

Commissioner Bauer  
Council Member Manton

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 15, 2016 Meeting**

A motion was made by Commissioner Kohn, seconded by Commissioner Renner, to approve the minutes from the August 15, 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 – Four (4) Items for Consideration**

Letters of Recommendation – One (1) Item for Consideration

- a) **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 referenced the Planning and Zoning Commission's action on this item, which was completed at its August 1, 2016 meeting. He noted City Attorney Young has reviewed the Letter of Recommendation, now under the authorship of the Commission, recommending the addition of revised language for group homes for the developmentally disabled that is consistent with current Missouri Revised Statutes.

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 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, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

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

#### Information Reports – One (1) Item for Consideration

- b) 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 noted the Public Hearing for this item was held on August 1, 2016, and several residents expressed their concerns regarding the application of the Planned Residential Development Overlay District (PRD) at this location. He noted the Department was in receipt of an email correspondence that is dated August 31, 2016 from the petitioner requesting the item be postponed at tonight's meeting to allow more time to address some of the comments heard at the aforementioned Public Hearing.

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 Mayor Bowlin, seconded by Commissioner Archeski, to postpone the item.

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, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

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

#### Correspondence Items – Two (2) Items for Consideration

- c) A request of the City Council to the Planning and Zoning Commission seeking its reconsideration of the report, with recommendation, it made upon **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; which denied a request for a modification to the site-specific ordinance that governs this fifty-five (55) lot residential subdivision, thereby would have allowed for an extension of time for the commencement of construction to begin upon this tract of land, under a specified and required timeframe. **(Ward One)**

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 5, 2016 meeting). He explained the item is before the Commission tonight because the City Council reviewed the request at its July 11, 2016 meeting and requested reconsideration of it by the Planning and Zoning Commission

Chair Bopp invited the petitioner to address the Commission.

**Greg Neichter, 1412 South Mason Road**, stated his original intent was to pre-sell the lots to builders; however, with the Great Recession, the salability of the lots was impacted. He noted the most recent in the property has been to pursue estate-style development.

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 reasons why the site had not yet developed; the impact, if any, the approved Site Development Plan has on the salability of the property; the City's policy regarding limits on these types of time extensions and the Great Recession's impact on

such; the changes in stormwater regulations that have occurred, since the project was originally approved; and the rationale of the City Council in requesting this reconsideration.

A motion by Commissioner Archeski, seconded by Commissioner Bartoni, to deny the reconsideration of an extension of time 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 Gragnani, Commissioner Bartoni, Commissioner Kohn, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

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

- d) 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 request by the petitioner to withdraw the requested amendments. He highlighted the revisions to the Site Development Plan that were required to be in compliance with Ordinance #2145, as approved by City Council, which led to the elimination of two (2) lots.

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

**Debbie Sinden, 2426 Forest Leaf Parkway**, asked for clarification regarding the collection and eventual allocation of the Traffic Generation Assessment (TGA) fees.

Director Vujnich explained the process of Traffic Generation Assessment (TGA) fee collection and allocation in relation to this project.

**Jane Finnegan, 2517 Rain Forest Drive**, expressed her concerns with components of the proposed Site Development Plan.

**Paul Pohlers, 2323 Sandlewood Creek Court**, stated his concerns with the decision to not extend the Pond-Grover Loop Road and the process through which that decision was made.

No discussion was held among Commission Members.

A motion by Commissioner Gragnani, seconded by Commissioner Lee, to withdraw the request for an amendment from the Commission's active agenda.

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, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

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

**VII. New Business – No Items for Consideration**

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

**IX. Other – No Items for Consideration**

**X. Closing Remarks and Adjournment**

Motion by Commissioner Renner, seconded by Mayor Bowlin, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 7:45 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.