

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

September 19, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:35 p.m., on Monday, September 19, 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 Gagnani
Commissioner Bartoni
Commissioner Kohn
Council Member Manton
Mayor Bowlin

ABSENT – (2)

Commissioner Bauer
Commissioner Renner

Other City officials present: Director of Planning Vujnich, Director of Public Works Brown, 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 Council Member Manton, seconded by Mayor Bowlin, to approve the minutes from the September 6, 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 – One (1) Item for Consideration

Letters of Recommendation – No Items for Consideration

Information Reports – One (1) Item for Consideration

- 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 first noted the application of the Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District is allowed by the Master Plan and the City's Zoning Zoning and has been applied in this Zoning district in ten (10) instances over the past twenty-one (21) years. Director Vujnich noted the Public Hearing for this item was held on August 1, 2016, where several residents expressed their concerns regarding the application of the Planned Residential Development Overlay District (PRD) at this location. He noted the item was postponed at the September 6, 2016, Planning and Zoning Commission meeting to allow more time to address some of the comments heard at the aforementioned Public Hearing and the proposed plan being presented at tonight's meeting reflects those revisions.

Director Vujnich outlined the changes to the plan including the reduction in lots from twenty-seven (27) to twenty-five (25); no common ground is proposed on the site; all lots abutting existing lots are three (3) acres or greater in size; and a public space and bicycle and pedestrian easement is to be provided to accommodate access to the City's Rock Hollow Trail located immediately west of the site. He explained grading on the site would be required to occur in two (2) phases, the first being the necessary activity to install public improvements serving the site and the second requiring approval from the Departments of Planning and Public Works on a lot-by-lot basis upon construction of a dwelling, thereby ensuring optimal tree preservation on each individual lot. He stated the Department of Planning is recommending approval of this proposed Planned Residential Development Overlay District (PRD).

A motion by Commissioner Gragnani, seconded by Council Member Manton, to discuss the item. A voice vote was taken regarding the motion to discuss. Hearing no objections, Chair Bopp declared the motion approved.

Discussion was held among Commission Members regarding the distance between the houses, particularly on the lots fronting on the proposed cul de sacs and the possibility of reconfiguring them to increase the distance between buildings; the second phase of grading being reviewed on a lot by lot basis; the possibility of the Commission requiring a reduction in the number of lots; preservation requirements in the side yard areas; the impact of adhering to the City's current Rural Road Standards on the grading of this site and others; and the need to be cautious when applying the Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District.

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

Ralph Bicknese, 1133 Ridge Road, stated his concerns regarding the removal of trees on the ridgetop; the distance between the houses; the impact the development would have on stormwater runoff; and the need to maintain consistency in this area.

Dean Klohr, 1614 Wolf Trail Road, stated his belief the development should be required to have a three (3) acre minimum lot size.

Traci Pupillo, 12 S. Central Avenue, Clayton, Missouri, resident's representative, stated her concerns regarding the required Public Space.

Richard Schneider, 1511 Windwood Hills Drive, expressed his concerns regarding tree preservation on the site and the need to maintain consistency in this area. He respectfully asked the Planning and Zoning Commission not to approve this proposed Planned Residential Development Overlay District (PRD).

Noel Schneider, 1511 Windwood Hills Drive, stated her concerns regarding tree preservation on the site and the impact the development would have on traffic.

Tom Eisenbeis, 16304 Meadowside Ridge, expressed his concern regarding tree preservation on the site and the impact the development would have on traffic, particularly at the intersection of Ridge Road and Old State Road.

John Miller, 16202 Thornberry Ridge Lane, stated it was his belief the development is consistent with the area, but expressed his concerns regarding tree preservation on the site and the distance between the houses. He also stated his belief the number of lots should be reduced.

Director Vujnich explained the development would be required to meet certain best management practices in regards to stormwater management. He also stated City requirements regarding Public Space would be reviewed by the Planning and Zoning Commission, as part of the Site Development Plan (SDP) process.

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

Mike Doster, stated the petitioner would like to address the comments heard at tonight's meeting and requested the item be postponed until the October 3, 2016 Planning and Zoning Commission meeting.

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

Nays: None

Absent: Commissioner Bauer and Commissioner Renner

Abstain: None

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

Correspondence Items – No Items for Consideration

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 of the Site Plan Subcommittee of the Planning and Zoning Commission 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; which would authorized the use of this seventy-eight (78) acre site for up to 192 single family dwellings on individual lots, with common ground, and public space, consistent with the governing site-specific ordinance and Town Center Plan. (Ward Five)

Planner Newberry read the request into the record.

Director Vujnich outlined the Site Plan Subcommittee’s review process and recommendation. He stated the recommendation is conditional in nature and the petitioner will be required to provide additional information to be reviewed by the Planning and Zoning Commission, including conceptual approval from the Missouri Department of Transportation; a Landscape Plan; a Lighting Plan; cross-section detail of the secondary emergency access point, at Birch Forrest Drive; and other components.

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

Debra Smith McCutchen, 16548 Birch Forest Drive, Ward 5 representative, thanked the Planning and Zoning Commission for its careful review of the Site Development Plan and respectfully asked the Commission to carefully consider the width of the easement in which the north-south trail is placed.

Jane Finnegan, 2517 Rain Forest Drive, expressed her concerns regarding the group of homes near the eastern border of the site; the ultimate design of the buffer yard being provided on the eastern border of the site; construction activity on the site in the future; and the need to include a neighborhood scale park on the site.

No discussion was held among Commission Members.

A motion by Commissioner Lee, seconded by Council Member Manton, to accept the Site Plan Subcommittee’s recommendation for conditional approval of the Site Development Plan.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Bauer and Commissioner Renner

Abstain: None

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

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Motion by Mayor Bowlin, seconded by Commissioner Bartoni, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:15 p.m.

Approved by: Francine Magnan
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.