

**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

October 3, 2016

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The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:35 p.m., on Monday, October 3, 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 – (7)**

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

**ABSENT – (3)**

Commissioner Bauer  
Commissioner Bartoni  
Commissioner Kohn

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 September 19, 2016 Meeting**

A motion was made by Council Member Manton, seconded by Commissioner Archeski, to approve the minutes from the September 19, 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 – Two (2) Items for Consideration**

- a) **\*REVISED\* – P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017** – A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. These amendments apply only to eighty-seven (87) acres of the overall one hundred

twenty-four (124) acre site, with the remaining thirty-seven (37) acres not affected by this requested action. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 One Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for this same eighty-seven (87) acre area that is located on the west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). **Proposed Use: A total of eighty-one (81) individual lots, with common ground, and required public space areas. (Ward Two)**

Planner Newberry read the request into the record.

Director Vujnich submitted into the record the Master Plan, the City Charter, the City's Zoning Ordinance (Chapter 415), and the Department of Planning's file on the request.

A motion was made by Council Member Manton, 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 explained that given the significant changes made to this proposal, the Department determined it was appropriate to advertise and hold a second public hearing on the item. He highlighted some of the changes made to the proposed Preliminary Development Plan, including the reduction of lots to eighty-one (81). He noted the petitioner is in attendance at tonight's meeting and has prepared a presentation outlining the revised proposal.

Chair Bopp invited the petitioner to address the Commission.

**George Stock, Stock and Associates, 257 Chesterfield Business Parkway**, shared a slideshow presentation outlining the revisions. He stated the revisions are based on the Department of Planning's Information Report and recommendation dated July 5, 2016. He outlined changes to the proposed number of lots; the size of the lots on the perimeter of the property; changes to the stormwater management design; and increased distances between specific existing and proposed lots.

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

**Neil Burns, 2500 Pepperfield Court**, stated it was his belief this property should remain designated as Non-Urban in the Master Plan. He stated his concerns regarding the number of proposed homes; the impact the proposed development would have on property values; tree preservation on the property; and stormwater management.

**Dan Rowton, 2520 Peppermill Lake Court**, stated it was his belief the Master Plan should not be changed, as requested. He brought to the attention of the Planning and Zoning Commission a petition that was submitted by neighboring property owners.

The Department of Planning included the survey referenced by Mr. Rowton in the information packet provided to Commission Members in preparation for tonight's meeting.

**Don Barker, 16338 Peppermill Drive**, asked questions regarding the Master Plan and the process for proposals such as this type.

Director Vujnich noted he could address some of Mr. Barker's questions following public comment.

**Ed Hugill, 16354 Peppermill Drive**, stated his concerns regarding increased traffic; the ingress and egress to the proposed subdivision; and the number of proposed lots. He stated it was his belief the stub streets should not be connected, as proposed.

**Neal Brunkhorst, 1135 Eagle Creek Road**, stated he is opposed to the proposed development and expressed his concerns regarding stormwater management and the impact the development would have on the viewscape of adjacent homeowners.

**Tom Kelp, 4150 Hencken Road**, stated his concern regarding property values for property owners in the Non-Urban Residential area of the City.

Director Vujnich addressed the questions asked by Mr. Barker by explaining the process established by the City of Wildwood for requests to change the Master Plan.

Discussion was held among Commission Members regarding the Master Plan Advisory Committee process; the challenging topography of the site; and clarification that no plans are in place for future improvements to Valley Road.

A motion was made by Commissioner Renner, seconded by Council Member Manton, to close the public hearing on this item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

- b) P.Z. 13-16 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 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 reconsider the current inclusion of 'Large Water Features' as a Conditional Land Use and Development Permits Issued By the Commission, along with any applicable regulations relating to the same. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich submitted into the record the Master Plan, the City Charter, the City's Zoning Ordinance (Chapter 415), and the Department of Planning's file on the request.

A motion was made by Commissioner Lee, seconded by Commissioner Archeski, 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 explained the current requirements regarding large water features, specifically referring to a proposal for a thirteen (13) acre lake within the main channel of Wildhorse Creek, which led to the consideration and approval of the current requirements. He explained the City Council is requesting the Planning and Zoning Commission consider revising the current requirements. This request was made as part of the review and eventual approval of P.Z. 25-15 Laurie Taylor, which led the City Council to question the need for this level of review for certain large water features.

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

**Laurie Taylor, 2000 Sundowner Ridge Drive**, stated the merits of her approved large water feature (lake) and asked the Commission to consider rescinding the Conditional Use Permit (CUP) for it, as part of this process.

**Tom Kelpo, 4150 Hencken Road**, stated his belief large water features should be considered on a case-by-case basis.

**Council Member DeHart, Ward One Representative**, stated it was his belief large water features should be considered on a case-by-case basis. He stated his concerns with the process required to obtain a Conditional Use Permit (CUP).

Discussion was held among Commission Members regarding the consideration of large water features on a case-by-case basis; possibly increasing the size of large water features that would require a Conditional Use Permit (CUP); the status of recording Ms. Taylor's Conditional Use Permit (CUP) with the St. Louis County Recorder of Deeds; and possibly not requiring a renewal period for every large water feature.

Planner Newberry explained Ms. Taylor had not yet recorded her Conditional Use Permit (CUP) and expressed it was not her intention to record it, until the discussion before the Commission tonight was ultimately resolved. Ms. Taylor agreed to record her Conditional Use Permit (CUP), as required.

A motion was made by Commissioner Archeski, seconded by Commissioner Lee, to close the public hearing on this item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

## 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 highlighted the changes made to the proposed Site Development plan, including a reduction in the number of lots; changes to some lot configurations in order to address concerns regarding their widths, specifically at the cul-de-sac areas; and the public space providing access to the City's Rock Hollow Trail

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

**Mike Doster**, stated the zoning designation for the property would remain NU Non-Urban Residence District and maintain a three (3) acre density. He highlighted components of the proposed development, including the extension of public utilities to the site and increased lot widths.

**Chris DeGuentz, Fischer and Frichtel**, discussed components of the proposed Preliminary Development Plan, including the width of the proposed two (2) acre lots; the City's Rural Roadway Standards and their impact on grading of a site; the proposed two-step grading process; and the type of homes that are proposed for the development.

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

**Richard Schneider, 1511 Windwood Hills Drive**, stated it was his belief this proposal is not consistent with the Master Plan and does not match the surrounding area.

**Phil Dario, 1500 Windwood Hills Drive**, stated it was his belief the revised plan does not address the concerns of the public. He stated his concerns regarding the challenging topography of the site; tree preservation; and the impact the proposed development would have on the surrounding area.

**Greg Kiger, 1537 Wolf Trail Road**, stated his concern regarding the precedence approving this proposed development would set and the impact it would have on the surrounding area.

**Ben Young, 1403 Bald Eagle Road**, stated his concern regarding the front yard setback area.

**Ashley Krueger, 16102 Canyon Ridge Court**, expressed her belief only a three (3) acre minimum development should be approved for this site.

**Nedra Klohr, 1614 Wolf Trail Road**, did not wish to speak at tonight's meeting, but would like her comments to be included in the official record. See the attached sheet for Ms. Klohr's comment.

**Council Member Alexander, Ward Six Representative**, thanked Fishcer and Frichtel for modifying the proposed Site Development Plan to address some of the citizen's concerns. He stated it was his belief the development should have a three (3) acre lot minimum.

Council Member Alexander read a letter prepared by **Council Member Porter, Ward Six Representative**. See the attached sheets for Mr. Porter's comments.

Discussion was held among Commission Members regarding the mention of a flag lot; whether the street is proposed to be public or private; land disturbance, as part of the installation of public utilities; and certain requirements of the City's Rural Roadway Standards.

A motion by Council Member Manton, seconded by Commissioner Renner, to approve the Department's recommendation, as presented.

A motion by Mayor Bowlin, seconded by Commissioner Archeski, to postpone the item until the next Planning and Zoning Commission meeting on October 17, 2016.

Mr. Young noted a motion to postpone takes precedence.

Chair Bopp called the question to postpone the item.

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

Ayes: Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Mayor Bowlin, and Chair Bopp

Nays: Commissioner Renner and Council Member Manton

Absent: Commissioner Bauer, Commissioner Bartoni, and Commissioner Kohn

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 5-2.

Correspondence Items – No Items for Consideration

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

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

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

- a) Withdrawal of **P.Z. 6-12 Ameren Missouri c/o Steve Scholten, 1901 Chouteau Avenue, Mail Code 700, St. Louis, Missouri 63103** - A request for a Conditional Use Permit (CUP) in the "R-1A" 22,000 square foot Residence District, with a Planned Environment Unit (PEU), for a tract of common ground, of which four hundred eighty (480) square feet of it will be utilized for a local public utility facility (telecommunications equipment and/or area for Ameren Missouri field operations personnel). This tract of land is located on the west side of McBride Pointe Drive, south of Strecker Road (**Locator Number 21U430316, Street Address: 795 McBride Pointe Drive B**). The property is currently being utilized as common ground and a high-voltage transmission tower, with electric lines, located in a utility easement. (**Ward Two**) **This item was postponed at the October 1, 2012 Executive Meeting of the Planning and Zoning Commission.**

Director Vujnich explained the original proposal to allow a structure in the common ground area of Pointe Clayton Subdivision to serve Ameren Missouri personnel. He noted the item was heard at a public hearing on September 12, 2012 and, subsequently, the Department recommended it be denied. Director Vujnich explained the petitioner requested a postponement and has not been in contact with the City regarding this matter since that time. He stated the Department of Planning is recommending the item be removed from the Commission's agenda, with prejudice.

No discussion was held among Commission Members.

A motion by Commissioner Archeski, seconded by Commissioner Lee, to withdraw the item, with prejudice. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

**X. Closing Remarks and Adjournment**

Motion by Mayor Bowlin, seconded by Commissioner Archeski, 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.