

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
October 17, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:30 p.m., on Monday, October 17, 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 Renner
Commissioner Archeski
Commissioner Gragnani
Commissioner Bartoni
Commissioner Kohn
Council Member Manton
Mayor Bowlin

ABSENT – (0)

Other City officials present: Director of Planning Vujnich, Planner Newberry, City Attorney Young, and Rebecca Corson.

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 October 3, 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 – Two (2) Items for Consideration

Letters of Recommendation – No Items for Consideration

Information Reports – Two (2) Items 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 noted the petitioner requested this item be postponed at tonight's meeting in order to make changes to the site design to further address the comments heard at the October 3, 2016, Planning and Zoning Commission meeting.

A motion by Mayor Bowlin, seconded by Commissioner Renner, to postpone the item until the next Planning and Zoning Commission meeting on November 7, 2016.

A voice vote was taken regarding the motion to postpone the item. Hearing no objections, Chair Bopp declared the motion approved.

- b) **P.Z. 15-15 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** - A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by adding new requirements to Section 415.380 Miscellaneous Regulations to ensure the use of drones in all zoning district designations complies with air space rights associated with public and privately-owned properties in the City of Wildwood. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich explained a public hearing on this item was held before the Planning and Zoning Commission at its August 3, 2015, meeting. He stated the consideration of adding new requirements to the City's Code of Ordinances regarding drones is due to the increased use of them by private individuals and a few well-documented instances across the country that have caused concern. He noted the Federal government has been slowly developing regulations; however, many individual States and local governments have taken legislative steps to protect private properties from potential privacy issues. He also noted the potential public safety and nuisance issues that might arise with the increased personal use of drones. Director Vujnich stated the City would not seek out enforcement situations in regards to these regulations, but have them in place, if any issues arise regarding drones.

Director Vujnich reminded the Planning and Zoning Commission that, at its August 3, 2015, public hearing on the item, the Commission referred it to the Board of Public Safety for its review and recommendation. He noted Dr. John Gagnani was in attendance as a representative of the Board and would be available to answer any questions the Commission might have on the Board of Public Safety's review.

Mayor Bowlin asked the Department and City Attorney Young to research Items #11 and #12 of the proposed regulations. Mayor Bowlin asked that, if Item #11, whether the minimum height of eighty-three (83) could be increased and under Item #12 "and property" could be added after "Operators of Unmanned Aerial Systems shall not conduct surveillance or photograph persons..."

Discussion was held among Commission Members regarding the possibility these regulations could hinder the use of drones by surveyors, engineers, and the like to gather necessary information; an overall concern regarding privacy rights; and the concern these regulations might prohibit the filming by of certain school sporting events by parents and/or school officials.

Dr. John Gragnani, representing the Board of Public Safety, explained the origin of some of the components of the proposed regulations and outlined the reasoning behind the Board of Public Safety's recommendation.

A motion by Mayor Bowlin, seconded by Commissioner Bartoni, to accept the Department's recommendation, with the understanding the Department and City Attorney Young will conduct the additional research that was requested.

Chair Bopp called the question.

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

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

Nays: None

Absent: None

Abstain: None

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

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) Discussion of Starting Time of the Planning and Zoning Commission Meetings at 6:30 p.m. (**Wards – All**)

Director Vujnich explained the Planning and Zoning Commission had previously taken action to change the meeting start time to 7:00 p.m. to 6:30 p.m., with the agreement the change would be reviewed after a two (2) month trial period during September and October. He noted the item is due for consideration by the Commission at tonight's meeting.

Discussion was held among Commission Members regarding whether the Department had received any comments or concerns regarding the start time; whether the earlier start time caused any issues with the Department of Planning; and that some Commission Members might not be able to attend Site Plan Subcommittee meetings, given the earlier time.

Director Vujnich and Planner Newberry noted no comments have been received by members of the public and the earlier start time has not caused any issues for the Department.

A motion by Council Member Manton, seconded by Mayor Bowlin, to maintain the 6:30 p.m. meeting start time for Planning and Zoning Commission meetings.

A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

X. Closing Remarks and Adjournment

Motion by Commissioner Archeski, seconded by Commissioner Renner, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 7:05 p.m.

Approved by: Francine Grazzani
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.