



# WILDWOOD

CITY OF WILDWOOD

**APRIL 11, 2016 RECORD OF PROCEEDINGS**

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CITY OF WILDWOOD  
MEETING OF CITY COUNCIL  
WILDWOOD CITY HALL  
16860 MAIN STREET  
WILDWOOD, MO 63040

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The meeting was called to order at 7:40 P.M.

A roll call was taken, with the following results:

**Present at Roll Call:**

Mayor Tim Woerther  
Council Member Greg Stine  
Council Member Debra McCutchen  
Council Member Dave Bertolino  
Council Member Sue Cullinane  
Council Member Jim Baugus  
Council Member Larry McGowen  
Council Member Glen DeHart  
Council Member Larry Goodson  
Council Member Joe Garritano  
Council Member Jim Bowlin  
Council Member Jerry Porter  
Council Member Marc Cox  
Council Member Katie Dodwell  
Council Member Ed Marshall  
Council Member Ray Manton

**Absent:**

Council Member Jeff Levitt

**A quorum was present**

**Also present:**

Mr. Ryan Thomas, City Administrator  
Mr. Rob Golterman, City Attorney  
Mr. Joe Vujnich, Director of Planning and  
Parks  
Mr. Rick Brown, Director of Public Works  
Ms. Laura Rehtin, Deputy City Clerk

## **PLEDGE OF ALLEGIANCE**

Mayor Woerther led the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

The minutes of the March 28, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Manton, seconded by Council Member McGowen, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **MAYOR APPOINTMENTS/ANNOUNCEMENTS**

Mayor Woerther thank Director of Public Works Rick Brown for putting Team Wildwood together for the St. Louis Go! Marathon Relay for the Leukemia & Lymphoma Society. Mayor Woerther thanked Director of Public Works Rick Brown, Director of Planning Joe Vujnich and City Administrator Ryan Thomas for their participation.

### **April 5, 2016 Municipal Election Unofficial Results**

Mayor Woerther stated that although the results were not official, he wanted to congratulate all Candidates regardless of whether they ran opposed and unopposed.

### **Introduction of Missouri House 101<sup>st</sup> District Candidates**

Candidates who have filed for the office of the 101<sup>st</sup> House District introduced themselves, gave a brief background on themselves, reviewed their views on different issues and explained what they would do to help serve Wildwood. The Candidates who spoke included Ms. Joy Krieger, Mr. Bruce DeGroot, Ms. Anne Gassel, and Ms. Noreen McCann.

### **Appointment**

#### **Planning and Zoning Commission Appointment ~ Ed Kohn, Ward 3 – Filling Unexpired Term ending June 2016**

Mayor Woerther asked the City Council to approve his recommendation to appoint Mr. Ed Kohn to the Planning and Zoning Commission to fill the unexpired term ending June 2016. A motion was made by Council Member Baugus, seconded by Council Member Cullinane, to approve the Mayor's recommendation to appoint Mr. Ed Kohn to the Planning and Zoning Commission.

A roll call vote was taken with the following results:

Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton

Nays – None

Absent – Levitt

**Whereupon Mayor Woerther declared the motion passed.**

## **PUBLIC PARTICIPATION**

Ms. Barbara Sprenger, 84 Strecker Road, spoke regarding the EPA's intention to delist the Callahan site and stated that once it is delisted, we won't be able to get it back on.

Ms. Mary Morton, 211 Strecker Farms Ct., asked for clarification on the increase to Dr. deFur and stated there may be a conflict in asking Mr. Morrison about the legal options for delisting the Callahan site.

**PUBLIC HEARING(S)**

***(Postponed at the January 11, 2016 City Council Meeting – to remain postponed)***

A response to a communication from Jenny Mitchell, Director of Property Management for the Desco Group, which is dated October 20, 2015, regarding St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.; Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward - Seven)

**P.Z. 3-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri – A request to endorse and ratify the Planning and Zoning Commission's action upon the 2016 update of the City of Wildwood's Master Plan. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. The updated Master Plan was reviewed by the Master Plan Advisory Committee (MPAC) from January 2015 to February 2016 and its members acted favorably upon it and submitted its recommendation to the Planning and Zoning Commission for its consideration. The Planning and Zoning Commission reviewed the updated Master Plan and acted favorably to adopt this draft. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. Additionally, the City's Charter requires the conceptual land use changes in the Master Plan to be reviewed and adopted by City Council, which serves as Wildwood's Comprehensive Zoning Plan. (Wards – All)**

Mayor Woerther opened the public hearing. Deputy City Clerk Rehtin read the public hearing into the record.

Director of Planning and Parks Vujnich reviewed the background of the Master Plan Update process and the letter of recommendation from the Planning and Zoning Commission.

Discussion was held regarding the following: two main changes highlighted are economic development and land use; two potential changes were endorsed by the Planning and Zoning Commission; will the change to BP open up commercial development on Highway 109; no, that is only related to that particular site specific ordinance; Committee did a great job of debating; original Master Plan was so great, it didn't need radical changes.

A motion was made by Council Member McGowen, seconded by Council Member DeHart, to authorize the Department of Planning to prepare legislation to adopt the land use changes as acted upon by the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding P.Z. 24-14 Centaur Station, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014, and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. (Ward – One)**

Mayor Woerther opened the public hearing. Deputy City Clerk Rehtin read the public hearing into the record.