

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
MARCH 16, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, March 16, 2015, 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 – (6)

Chair Bopp
Commissioner Archeski
Commissioner Gragnani
Commissioner Peasley
Commissioner Renner
Mayor Woerther

ABSENT - (3)

Council Member Sewell
Commissioner Lee
Commissioner Bauer

Other City Officials present: Director of Planning Vujnich, City Administrator Thomas, City Attorney Golterman, and Planner Weiss.

II. Review Tonight's Agenda / Questions or Comments

III. Approval of Minutes from the March 2, 2015 Meeting

A motion made by Commissioner Peasley, seconded by Mayor Woerther, to approve the minutes from the March 2, 2015 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

V. Public Hearings – One (1) Item for Consideration

- a.) **P.Z. 5-15 City of Wildwood Missouri, c/o the Department of Planning, 16860 Main Street, Wildwood, Missouri, 63040** – A request for the review and consideration of the definition of the 'Suburban Residential Area' under the 'Conceptual Land Use Categories Map' of the City's Master Plan for a potential change to its text to address two (2) properties that abut, or are located, between the boundaries of the Town Center Area and existing developments approved by St. Louis County, prior to the incorporation of the City of Wildwood. The subject of this request is the **"Brown Properties" - 2623 and 2631 West Avenue**, which are two (2) tracts of land that total six (6) acres in size, and more specifically located on the west side of West Avenue, south of New College Avenue (Locator Numbers: 24V420153 and 24V420186). This review is necessary due to a posting error relative to their advertisement. Currently, the definition of 'Suburban

Residential Area' of the Conceptual Land Use Categories Map of the Master Plan is not consistent with the Charter's Comprehensive Zoning Map and must be addressed. **(Wards - All)**

Planner Weiss read the request into the record.

Before beginning the Department's presentation on the subject request, Director of Planning Vujnich identified the additional items that had been placed at the Commission members' seats in advance of tonight's hearing. He noted the following items: an e-mail regarding this request; and a public comment form received via the City's website.

Director of Planning Vujnich went on to provide an overview of the public hearing primer prepared by the Department regarding the subject request. He stated the reason for tonight's public hearing is due to a posting error on its part relative to the requests that were recently considered and acted upon by the Commission relating to **P.Z. 21, 22, and 23-14 Stone Mill Subdivision**. Stone Mill Subdivision was a request for a rezoning and the application of a Planned Residential Development Overlay District (PRD), along with a Master Plan change to the 'Suburban Residential Area' definition. He noted this change to the definition of this Conceptual Land Use Category allowed a greater density of units to be considered for this eight (8) acre site, than currently allowed by the plan. The requested change allowed an increase to 1.75 units per acre.

Director of Planning Vujnich then noted, as part of the discussion on the Stone Mill Subdivision requests, the Department, in its recommendation report, also included the two (2) other properties of a similar nature, i.e. "Brown Properties." The inclusion of these properties, along with the Stone Mill Project, was intended to address all of these sites that exhibit the same characteristics, such as location relative to the Town Center's boundary, access and infrastructure levels, utility network, surrounding land use pattern, and topography. He added the references to these three (3) properties were included in the Department's Information Report and in the draft and final Letters of Recommendation, and thus the action of the Commission did amend the definition of 'Suburban Residential Area' for the total of all three (3) properties. However, he noted, the Department did not advertise the "Brown Properties," as part of the Stone Mill Subdivision request. Thus, the City Council, having the advertisement issue identified to it, did not include the "Brown Properties" in its Resolution authorizing this change in the Comprehensive Zoning Map of the Charter to allow the development of the Stone Mill Project at the 1.75 units per acre density.

To this end, Director of Planning Vujnich stated the Department is advertising these two (2) properties ("Brown Properties"), so the recent change to the Master Plan definition for the "Suburban Residential Area" can be reconsidered and modified to create the needed consistency between this Conceptual Land Use Category description of the Master Plan for them and the Comprehensive Zoning Map of the Charter. He concluded by noting the intent of tonight's hearing is to address the current inconsistency.

Mary Beth Morff, 17073 Westridge Oaks Drive, stated her opposition to the Brown Properties being considered for a Master Plan amendment, change to the definition of Suburban Residential Area, and change to the Comprehensive Zoning Map. She added this request has been considered at several meetings over the years, is continuously denied by the Commission, and this decision should be upheld. Ms. Morff also stated the appropriate venue to consider changes to this property is during the Master Plan Update Process (2016).

Tammy Shea, 18132 Sunny Top Court, stated her concern with the process that had occurred relative to the Brown Properties, as part of the Stone Mill Subdivision request, and the fact they were not posted in

accordance with the City's requirements. She also questioned how such an error occurred from a legal standpoint and noted the City's processes were not followed.

Discussion was held among Commission Members regarding the following items: the belief an error was made and the purpose of tonight's meeting was to correct such and move forward; clarification pertaining to the density of Westridge Oaks Subdivision and the surrounding properties; the belief the Brown Properties should have a similar density to Westridge Oaks Subdivision; the fact the purpose of tonight's meeting is not to change the zoning of the Brown Properties, but to revert its status to what it was prior to the Stone Mill Subdivision request; the belief the definition for the 'Suburban Residential Area', as previously amended, fits all three (3) properties, but that the proper procedure should be followed.

Director of Planning Vujnich again apologized for the posting error and noted that Brown Properties could be considered for any potential changes during the Master Plan Update Process.

Bob Nandor, 16955 Westridge Oaks Drive, stated he is a resident and trustee of Westridge Oaks Subdivision and is concerned with the Brown Properties being included in a change to the definition of the 'Suburban Residential Area'.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

VI. Old Business – Three (3) Items for Consideration

Letters of Recommendation – Two (2) Items for Consideration

- (a.) **P.Z. 2-15 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to review and consider possible changes to the definition of 'Farm', under the current regulations of the City of Wildwood Zoning Ordinance (Chapter 415 of the City of Wildwood Municipal Code, Section 415.030 *Definitions*), which governs the use of properties in certain Residence District zoning designations (Chapter 415 – Sections 090 and 110), 415.090 NU Non-Urban Residence District and R-1 One Acre Residence District. The intent of this review is to consider changes that would reduce the minimum acreage required for a "farm" in these two (2) zoning district designations and/or require a Conditional Use Permit (CUP) for such that are less than five (5) acres in overall area. (Wards All)

Planner Weiss read the request into the record.

Director of Planning Vujnich noted the Department has prepared the Draft Letter of Recommendation for the Commission's consideration at tonight's meeting. He added the Commission acted upon this matter, by a vote of 8 to 0, at its March 2, 2015 meeting, accepting the Department's recommendation, as prepared. Director Vujnich then concluded by stating the Draft Letter of Recommendation is now in the appropriate form to be forwarded to City Council. He added that, after a motion and a second, the Department was available to answer any questions the Commission may have on this item.

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to approve the Letter of Recommendation.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Council Member Sewell, Commissioner Bauer, and Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 6 to 0.

- (b.) P.Z. 4-15 Richard Ward, 16525 Rain Forest Drive, Wildwood, Missouri, 63011, c/o StraightUp Solar, John Hulse and Graham Clinton, 10330 Page Industrial Boulevard St. Louis, Missouri, 63131** – A request for a Conditional Use Permit (CUP) in the R-3 10,000 square foot Residence District, with a Planned Environment Unit (PEU), for the installation of roof-mounted solar panels, which are to be placed, so as to be visible from the adjoining roadway, and located at 16525 Rain Forest Drive, Wildwood Missouri, 63011 (Locator Number 23V340094). This request is to be reviewed in accordance with Chapter 415.140 R-3 10,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for the installation of solar panels. The permit is required due to the panels' placement on the front facing area of the roof. **(Ward Five)**

Director of Planning Vujnich read the request into the record.

Planner Weiss provided an overview of the request and reviewed the background associated with it. She noted the review of solar panels had been prompted by a request for a large array of ground-mounted types on a tract of land located in a rural area of the City. Thus, in the summer of 2014, the Planning and Zoning Commission held a public hearing on solar panels to solicit input on the matter. She added this review was based upon the question that, if solar panel arrays are placed on a residential lot, do they have an impact beyond a normal accessory structure. The Commission believed solar panel arrays did create a greater set of impacts than typical accessory structures, such as swimming pools, storage buildings, and decks, and the increased oversight and control by the City was necessary, which would ensure the impacts are minimized to the site itself, while protecting those surrounding homesites that have view lines to them.

Planner Weiss then stated, the Commission recommended, and the City Council concurred, that all ground-mounted types of solar panel arrays would be categorized as "conditional uses", while roof-mounted types would be either an "accessory" structure, if not visible from an adjoining/adjacent roadway, but, if visible, a "conditional use," thus requiring a permit. She then added, tonight's request is subject to the Conditional Use Permit (CUP) process, which began with the public hearing held on March 2, 2015, where the petitioner's representative stated the environmental benefits the roof-mounted solar panels will provide to the property owner and the overall environment.

Planner Weiss then described the current conditions of the subject site relating to the proposed request for solar panels on the front of the existing single-family dwelling. She also noted the Department utilizes many sources in making a determination relative to whether a permit of this nature should be supported or not. In this case, the primary source is compliance to the four (4) conditions of Chapter 415.500 of the City's Zoning Ordinance. If these conditions are met, then the Commission can take a favorable action on this matter. The Department believes these four (4) criteria have been met in this case by meeting environmental goals of the City and the compatibility of this use to surrounding properties. Planner Weiss also described the criteria associated with the approved legislation relating to solar panel arrays placed

visible from an adjoining roadway by noting the following requirements: the support rack and framing for the solar panel arrays be flush mounted on the roof of the dwelling and match the color of the shingles or other roofing materials, as closely as possible; the capping of the solar panel arrays that are used in this support rack and framing be a dark color and/or match that of the roofing materials in use, as closely as possible; the trustees of the applicable Homeowners Association provide written approval associated with their review and consideration of the solar panel array installation; and the removal of woodlands to accommodate access to the sun be minimized and comply with all City codes in this regard. She went on to note the petitioner complies with the aforementioned requirements, except, the petitioner's representative indicated the removal of a mature Oak tree from the southeastern portion of the property, located in the front yard area is necessary, in order to allow the maximum amount of sunlight to the proposed roof-mounted arrays. However, she noted the Department does not support its removal and believes it would have a detrimental impact the surrounding properties. The Department would recommend the tree only be allowed to be trimmed in order to reduce its coverage over the roof.

In conclusion, Planner Weiss noted the Department has determined the requested Conditional Use Permit (CUP) is consistent to the four (4) required criteria for granting a Conditional Use Permit (CUP) the Planning and Zoning Commission must consider from the Zoning Ordinance. Therefore, the Department recommends the Commission grant the permit to the petitioner contingent on the retention of the Oak tree on the southeastern portion of the property and verification from the Homeowners Association relating to the documentation that had been provided to the City. After a motion and a second, she stated the Department is available for any questions the Commission may have in this regard.

Discussion was held among Commission Members regarding the following items: concern with the proper trimming of the large Oak Tree on the southeastern portion of the property; if the property owner has an issue with the retention of said tree; and if the Commission could allow the removal of the tree and replacement of it with a smaller species.

A motion was made by Commissioner Peasley, seconded by Mayor Woerther, to approve the recommendation.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Council Member Sewell, Commissioner Bauer, and Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 6 to 0.

Information Report – One (1) Item for Consideration

- (a.) **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., c/o Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** – A request for the modification of the Town Center Regulating Plan designation(s) for a portion of the property that totals 34.8 acres of area, which is located on the east side of State Route 109, south of State Route 100, from its current designations as “Downtown” and “Neighborhood General” Districts (Planning and Zoning Commission’s adopted plan [March 1, 2010]) to the “Neighborhood Edge” District. Accompanying the aforementioned Regulating Plan changes is a request for a

change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD), for a the same tract of land again being, located on the east side of State Route 109, south of State Route 100 (Locator Number: 23V120094/Street Address: 2461 Eatherton Road). **Proposed Use: A total of one hundred seventeen (117) detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. (Ward Eight)**

Planner Weiss read the request into the record.

Director of Planning Vujnich reviewed the background relating to the request, described the items that had been provided to the members in their packets and highlighted a chronology relating to the events associated with these petitions. Director Vujnich also noted an Information Report had been prepared by the Department for the Commission’s consideration at its February 2, 2015 meeting. However, before the Commission could hear the Department’s presentation of this report, the petitioner requested a postponement to allow for additional time to review the information and provide a response. He noted the Commission agreed to this postponement and moved the discussion of this matter to the March 2, 2015 meeting. Prior to the March 2, 2015 meeting, the petitioner submitted a revised plan with a number of changes to the site, when compared to earlier versions, but not significant enough in the opinion of the Department, to alter its recommendation in this regard. The Department again provided its Information Report on this matter, in addition to the Addendum, but did not update it, in order to hear comments from the Commission. Thus, the Commission again postponed the request at the March 2, 2015 meeting.

Director of Planning Vujnich then noted that, over the past two (2) weeks, the petitioner and City Staff have met to discuss the identified items in the report that led the Department to recommend denial of all three (3) requests. He also reviewed the issues that were identified in the Information Report as the reasoning for the Department’s recommendation to deny the requests and the changes the petitioner has now made to address them. Among these issues are the following: New Urbanism dwelling unit type; interior clear story height; front entry garages on units; garage location relative to the front of the dwelling; the extent of the driveway apron; streetscape requirements, including vertical curbs and gutters; connectivity of stub streets; Main Street design and location; public space integration; roundabout location on Eatherton Road; grid pattern for internal streets; stormwater management; and potable water.

Director Vujnich then stated the petitioner has made a number of changes to the overall plan for this site, including significant modifications to the layout of public and private infrastructure, usable public space, lot design, along with a reduction in the number of stacked detention basins. These changes, however, did not address the following: Main Street’s location and the lack of the stub street extensions.

Director Vujnich concluded the Department has provided its Information Report on this matter, in addition to the described 2nd Addendum, but has not updated the former at this time, in order to hear comments from the Commission on the aforementioned items. He also noted the Department would not be inclined to support the most recent redesign, unless the following items were revised: convert two (2) more of the internal blocks of homes to New Urbanism types, with service to garages via alleys; increase the setback distance from the front of the dwellings to the garages to a minimum of 7.5 feet; implement traffic calming measures on the system of internal streets within the project’s boundaries; and refine and improve the stormwater management plan for the project by the greater use of ‘Best Management Practices’ in all aspects of the property’s development and use. He added, if these identified items were included in the design of this subdivision, the Department would recommend approval of the three (3) requests and then prepare the draft Letter of Recommendation, with the associated conditions governing the project, for final

action by the Planning and Zoning Commission. He reiterated, once direction is provided by the Commission, the Department can then prepare the draft Letter of Recommendation.

Jerry Duepner, petitioner, Payne Family Homes, 10407 Baur Boulevard, Suite B, St. Louis, Missouri, stated Payne Family Homes remains committed to building in Wildwood at this site and working with the Departments and City officials. He went on to note that Payne Family Homes has made significant changes to the design of the site and described these items. He concluded by requesting the Commission's favorable consideration of the requests.

Discussion was held among Commission Members regarding the following items: how stormwater management will be handled in the southeast corner of the subject site; clarification pertaining to the letter from Missouri Department of Transportation (MODOT) dated January 13, 2015 that recommended Larksong Drive and Kilare Lane connect to Main Street Crossing; the appreciation towards the revisions that have been made, but the belief more needs to be done; and what are the Commission's options are at this point in the process.

Don Gay, 2409 Larksong Drive, stated his concern regarding construction traffic accessing the subject site via Cambury Lane. He also stated it is his belief that, if the stub streets from Cambury Subdivision are connected to the Main Street Crossing, it will increase unwanted traffic in this area.

Tony Bosworth, TB Realty, 2442 Eatherton Road, stated he is the real estate agent representing the seller and also lives in the area. He added the Cambury residents have indicated they do not want the stub street connections completed into the proposed Main Street Crossing Subdivision and that it is his belief that New Urbanism type developments have proven to have limited to no success.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to approve the Information Report, as prepared for the February 2, 2015 Planning and Zoning Commission meeting, thereby denying the three (3) requests.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Council Member Sewell, Commissioner Bauer, and Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion to deny the requests approved by a vote of 6 to 0.

VII. New Business – One (1) Item for Consideration

- (a.) A report, with recommendation, regarding **P.Z. 3, 4, 5, and 6-14 Wildwood Trail Subdivision, Pulte Homes of St. Louis, Larry Butts, 16640 Chesterfield Grove, Chesterfield, Missouri 63005, c/o Stock and Associates Consulting Engineers, Inc., Chris Mueller, P.E., 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005**; R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD); two (2) tracts of land that total 4.63 acres in size, which are located on the east side of State Route 109, north of Manchester Road (Locator Numbers 24V440122 and 24V440104/Street Addresses: 2516 and 2520 Highway 109). The petitioner is requesting a modification to the existing **Planned Residential**

Development Overlay District (PRD) Ordinance # 2042 to allow for the use of vinyl siding in conjunction with the construction of the dwelling units within the boundaries of this Planned Residential Development Overlay District, (PRD), which is currently prohibited by Condition 2 (g.) of the same. **(Ward Eight)**

Planner Weiss read the request into the record.

Director of Planning Vujnich provided an overview relating to the request and a background relating to the subject site. He noted a request was submitted from Larry Butts, representing Pulte Homes of St. Louis, which seeks an allowance for the use of vinyl siding, as the principle building material within the Wildwood Trail Subdivision (*P.Z. 3, 4, 5, and 6-14 Wildwood Trail*), in lieu of the current requirement of fiber cement siding. HE added, this request was submitted, after the petitioner had a discussion with the City's Architectural Review Board on the planned elevations of the dwellings and the types of materials to be used upon them. The City's Architectural Review Board supported allowing vinyl siding as an option in the project. However, he added, the petitioner did note that Pulte Homes of St. Louis would offer fiber cement siding as an option to any buyer. Thus, following the the Board's action, the petitioner requested this review by the Planning and Zoning Commission since the site-specific ordinance prohibits the use of vinyl siding.

Director Vujnich stated the Department has considered the petitioner's request and is recommending no change to the governing ordinance (PRD Ordinance #2042), thereby retaining fiber cement siding as the material of choice for use in this project. He added this material, in combination with the other requirements for these dwellings, will ensure an attractive and quality development for many years to come in Town Center. He concluded, by reiterating, the Department is recommending no change to the Planned Residential Development Overlay District (PRD), which governs this site's use and development. After a motion and a second, the Department is available for any questions the Commission may have on this recommendation.

A motion was made by Commissioner Gragnani, seconded by Commissioner Peasley, to approve the Department's recommendation

Larry Butts, Pulte Homes of St. Louis, petitioner, thanked the Commission for its consideration and requested the allowance for the use of vinyl siding in this development. He added the adjacent subdivision, the Towns at Windrush, utilized this material and they would like to do the same. He also noted his company plans to provide a high-end vinyl siding project, as a base option.

Discussion was held among Commission Members regarding the following items: the belief that vinyl siding could be a quality product and it has been used in other developments in the Town Center Area; what the relative cost difference between materials is and how it would affect the cost of homes; if the Architectural Review Board should attend an upcoming meeting to provide its input on this matter; and the belief it is difficult to make a decision in this regard, without seeing samples of the materials in question.

Andy Lindberg, 2467 Eatherton Road, stated a quality material is important and that vinyl siding is durable. He also stated that hardy board siding must be installed properly.

David Coughlin, 2551 Viola Gill Lane, stated he is a real estate agent and his clients seem to prefer vinyl siding.

A motion was made by Mayor Woerther, seconded by Commissioner Renner, to postpone the request in order for Pulte Homes to provide material samples, before a decision is made in this regard. A voice vote was taken regarding the motion for postponement. Hearing no objections, Chair Bopp declared the motion approved

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

- (a.) A recommendation report on the plans and specifications for a second pedestrian bridge over State Route 100, east of State Route 109, by the City of Wildwood, Missouri; C-8 Planned Commercial District, NU Non-Urban Residence District, and R-6A 4,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD); right-of-way area of State Route 100, between Eatherton Road and the Cambury Subdivision; which supports the location, design, and specifications of this City-sponsored trail and infrastructure project. **(Wards Five and Eight)**

Planner Weiss read the request into the record.

Director of Planning Vujnich stated the Department is seeking the action of the Planning and Zoning Commission on the Lighting Plan component for the second pedestrian bridge over State Route 100. He noted the plan sheets that have been developed are based upon input from the City Council Committee overseeing park matters, the City's Architectural Review Board, and City Staff. Director Vujnich then added the next step in the review process, under local code and State Statute, is the Planning and Zoning Commission's consideration and action upon any City project of this nature.

Director of Planning and Parks Vujnich went on to describe the bridge plans and its characteristics and the reasons the Department is supporting the submittal package developed for this project, along with the Lighting Plan component. In conclusion, he noted the Department is recommending the approval of the Site Development Plan and related materials for the City's second pedestrian bridge over State Route 100 and, after a motion and a second, the Department is available to answer any questions the Commission may have in this regard.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to approve the recommendation report regarding the Lighting Plan component of the pedestrian bridge.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Council Member Sewell, Commissioner Bauer, and Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 6 to 0.

IX. Other

X. Closing Remarks and Adjournment

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 10:00 p.m.

Approved by: The Planning and Zoning Commission at the April 6, 2015 meeting.

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.