

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
JUNE 15, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, June 15, 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 – (9)

Chair Bopp
Commissioner Renner
Commissioner Archeski
Commissioner Peasley
Commissioner Gragnani
Commissioner Bauer
Commissioner Liddy
Council Member Manton
Mayor Woerther

ABSENT - (1)

Commissioner Lee

Other City Officials present: Director of Planning Vujnich, Director of Public Works Brown, City Attorney Golterman, and Senior Planner Arnett.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the June 1, 2015 Meeting

A motion made by Commissioner Peasley, seconded by Council Member Manton, to approve the minutes from the June 1, 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

The Department did not have any opening remarks.

V. Public Hearings – Two (2) Items for Consideration

(a.) **P.Z. 8-15 Kim Seiz, 210 Bountiful Pointe Circle, Wildwood, Missouri, 63040** is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court (half-court basketball area), which is to be located at 210 Bountiful Pointe Circle, Wildwood, Missouri (Locator Number 24U430506); R-1A 22,000 square foot Residence District, with a Planned Residential Development

Overlay District (PRD). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the northwest of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting on this request. **(Ward Eight)**

Request postponed to the July 6, 2015 meeting.

(b.) **P.Z. 9-15 Sue and Phil DeSarno, 103 Grand Meridien Forest, Wildwood, Missouri, 63005** are seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court (half-court basketball area, with lighting), which is to be located at 103 Grand Meridien Forest, Wildwood, Missouri (Locator Number 19W310103); NU Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD). This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the northwest of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting on this request. **(Ward Three)**

Director of Planning Vujnich read the request into the record.

Senior Planner Arnett reviewed the background associated with this request. She noted the plans for this same court meet the City's requirements in regards to landscaping, stormwater drainage, lighting, setbacks, and all other items associated with this type of facility. Due to the plan's compliance with City codes, the Department is recommending approval of the Conditional Use Permit for the court.

Discussion was held among the Commission Members regarding the following: restrictions on lighting and time of court play; and if all trustees had reviewed and approved the plans or just the President, who had signed the letter.

A motion was made by Mayor Woerther, seconded by Council Member Manton, to postpone the request until the July 6, 2015 meeting, so as to obtain more information regarding the Homeowners Association's approval.

Chair Bopp called the question.

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

Ayes: Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, Commissioner Renner, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9 to 0.

VI. Old Business – One (1) Item for Consideration

Letters of Recommendation – One (1) Item for Consideration

- (a.) **P.Z. 25, 26, and 26a – 14 (Reconsideration) 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 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. *These matters were referred back to the Planning and Zoning Commission by the City Council, at the petitioner’s request. (Ward Eight)*

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich provided the history of this request, including the Letter of Recommendation for denial of these petitions from April 2015 and its referral back to the Commission by the City Council. At its last meeting, the Planning and Zoning Commission authorized the Department to draft conditions. The Department is now prepared to present these conditions, but also wanted to note that Commissioner Lee submitted his suggestions for a plan modification, which was provided to the petitioner.

Director Vujnich then noted that, using the revised plans from the petitioner, which were submitted on June 1, 2015, the conditions were drafted. He noted the conditions address the following items: the permitted uses; the Site Development Plan requirements, such as public space, infrastructure, etc.; and a slight reduction in the number of lots from what was requested. Additionally, he noted, the draft conditions include the following items of importance: Main Street has been retained in a northern alignment; all stub streets will be connected; at least 28 neo-traditional units will be provided; and a higher level of architectural requirements is stipulated.

Director Vujnich then explained the original Town Center Plan (1998) did not require the extension of Grover Ridge Drive. This roadway was the only stub street exempt from this requirement. The Town Center Plan update in 2008, however, noted all stub streets should be extended. He also noted, the update of the Town Center Development Manual will take place this year, and the policy on extending all stub streets will be addressed at that time.

A motion made by Mayor Woerther, seconded by Commissioner Gagnani, to allow discussion of the requests. A voice vote was taken regarding the motion for discussion. Hearing no objections, Chair Bopp declared the motion approved

Discussion was then held by the Commission Members regarding the following: if any homes would have driveway access to Main Street; the necessity of all seven (7) detention basins; the issue that three (3) of the detention basins are necessary for the proposed commercial development in the future; and the extension of the stub streets in Cambury Subdivision to this development.

Tom Cummings, representing Payne Family Homes, noted the commercial portions of the property are just for illustrative purposes, and are not part of this requested Planned Residential Development Overlay

District. He noted the layout of Main Street, and the extension of the stub streets to the north, accomplishes connectivity and walkability goals of the Town Center. He also noted the proposed development provides a diversity of housing stock and a natural transition from the commercial developments to the east on Main Street. Finally, he noted the importance of the infrastructure improvements this development would provide to Town Center.

Mike Falkner, representing Sterling Engineering, commented on the grade at the intersection of Larksong Drive and Main Street and noted that, during the Improvement Plan phase, they will investigate a number of solutions, but the plans have not yet reached that level of detail.

Discussion was again held by the Commissioners regarding the following: the grade of Larksong Drive and the possibility of barriers at that intersection; the plan drafted by Commissioner Lee and if it could be accomplished; the options for the Commission relative to the conditions; the need to connect Grover Ridge Drive; the history on why the Grover Ridge Drive extension was excluded from the original Town Center Plan; the setback distance of the front of the garages and the desire to see a minimum setback of six (6) feet; and the functionality of underground detention basins.

A motion was made by Mayor Woerther, seconded by Commissioner Renner, to develop a favorable recommendation on this request, including the current conditions and the extension of all stub streets.

A motion was made by Commissioner Liddy, seconded by Commissioner Archeski, to request an amendment to the original motion, which would require all detention be underground.

Tom Cummings, Payne Family Homes, expressed his concern with the cost of underground detention.

Chair Bopp called the question.

A roll call vote was taken on the acceptance of the amendment to the original motion requiring all detention facilities to be placed underground, with the following results:

Ayes: Commissioner Archeski, Commissioner Bauer, Commissioner Liddy, and Council Member Manton.

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

Absent: Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion failed by a vote of 4-5.

Chair Bopp called the question on the original motion.

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

Ayes: Commissioner Renner, Commissioner Peasley, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, and Commissioner Liddy.

Absent: Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 5-4.

VII. New Business – Two (2) Correspondence Items for Consideration

(a.) P.Z. 7-13 ButlerDurrel Security, c/o Dennis Tacchi and Associates - Architects, 12 Rockwood Forest Glen, Wildwood, Missouri 63025 – A request for an extension of time for the submittal of the required Site Development Plan (SDP) to the Planning and Zoning Commission for its action, which is required by the current C-8 Planned Commercial District Ordinance (Town Center “Workplace” District) for this one (1) acre tract of land located on the north side of Manchester Road, east of Woods Road (Locator Number 24V530551/Street Address: 16941 Manchester Road). The initial twelve (12) month period of time will lapse on June 23, 2015. **(Ward Eight)**

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich reviewed the history and background associated with this site, noting the original approval date in 2014 of its rezoning. He also noted that, at the time of its rezoning, the petitioner had twelve (12) months to obtain Site Development Plan approval. This timeframe will lapse on June 23, 2015, so the petitioner has requested additional time to complete this process. The current site-specific ordinance does allow for additional time, at the discretion of the Planning and Zoning Commission. The Department’s current recommendation is for a twelve (12) month extension for the petitioner to obtain Site Development Plan approval.

A motion was made by Commissioner Gragnani, seconded by Commissioner Archeski, to approve the recommendation, which would allow the petitioner until June 23, 2016 to obtain Site Development Plan approval from the Planning and Zoning Commission.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9 to 0.

(b.) A consideration of a waiver to the typical requirements for a Preliminary Development Plan (PDP) for the planned submittal of a request by **James E. Hardy** for a Conditional Use Permit (CUP) that would allow a riding stable on the subject 14.12 acre tract of land; east side of Babler Park Drive, south of State Route 100 (826 Babler Park Drive – St. Louis County Locator Number 20X320136); NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District. **(Ward Three)**

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich noted the petitioner has a similar request to that of Dr. Morgan’s proposal on Melrose Road, which the Commission reviewed last year. Like Dr. Morgan, Mr. Hardy is requesting a Conditional Use Permit for a horse boarding operation, but is not proposing any modifications or additional improvements to the site. The petitioner is requesting the Preliminary Development Plan requirements be waived, and an existing survey and aerial photographs be used to show the improvement levels on the

property. If this waiver is granted, a Site Development Plan would still be required, if the Conditional Use Permit is granted.

Discussion was held by the Commission Members regarding the cost of the preparation of a Preliminary Development Plan.

A motion was made by Mayor Woerther, seconded by Commissioner Peasley, to grant the waiver for the Preliminary Development Plan requirements.

A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved. (Vote of 9 to 0, with Commissioner Lee absent.)

VIII. Site Development Plans-Public Space Plans-Record Plats – One (1) Item for Consideration

(a.) A recommendation report on the Site Development Plan (SDP) and related items for **P.Z. 15, 16, and 17-14 - Bordeaux Estates at Wildwood – Plat Two**; R-3 10,000 square foot Residence District (“Neighborhood Edge” District), with an Amended Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which supports the development of this one (1) acre site into three (3) single family dwellings on individual lots, along with required roadway improvements to East Avenue to support their development. **(Ward Eight)**

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich provided the history of this request and the review of this package by the Site Plan Subcommittee two (2) weeks ago. He noted the following important items in regards to this development: all lots exceed fourteen thousand five hundred (14,500) square feet in size; all lots have at least ninety (90) feet of frontage, which allows for the required side entry garages; all of the homes will use the upgraded materials required in the Town Center; the issue of a Stormwater Management Plan and how these three (3) lots were included in the original calculations of Plat 1, but the Metropolitan St. Louis Sewer District (MSD) is still requiring bio-retention swales and amended soils on the Plat 2 lots; the homeowner’s responsibility for the maintenance requirements of the MSD improvements; and the connection of the sidewalk on the east side of East Avenue to the existing pedestrian network.

Andrew Lindberg, 2467 Eatherton Road, expressed his concern for the postal trucks pulling out of the post office onto East Avenue and their turning radius be considered in the design of improvements.

A motion was made by Mayor Woerther, seconded by Commissioner Bauer, to approve the Site Development Plan and its related items, such as the Landscape Plan.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gagnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee

Abstain: None

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

IX. Other – One (1) Item for Consideration

(a.) Selection of Nominating Committee for Officers of the Commission for Year 2015/2016 (Wards – All)

Director of Planning Vujnich noted it was time for Chair Bopp to appoint the Nominating Committee to select officers for the 2015-2016 session of the Planning and Zoning Commission. Chair Bopp appointed the following individuals to the Nominating Committee: Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, and Commissioner Bauer. All four (4) nominees accepted their appointment. Director Vujnich noted that nominations would need to be made by the end of July and that the Nominating Committee just needed to advised staff when they intend to meet so the meeting can be posted.

X. Closing Remarks and Adjournment

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:00 p.m.

Approved by: **The Planning and Zoning Commission at their July 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.