

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  
July 18, 2022

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The meeting of the Planning and Zoning Commission was called to order at 6:00 p.m., on Monday, July 18, 2022, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom.

**I. Welcome to Attendees and Roll Call of Commission Members**

Chair Beattie requested a roll call be taken by Senior Planner Newberry. The roll call was taken, with the following results:

PRESENT – (9)

Commissioner Clayton (*arriving at 6:08 p.m.*)  
Commissioner Helfrey  
Commissioner Ward  
Commissioner Deppeler  
Commissioner Broyles  
Commissioner Jackson  
Commissioner Kohn  
Mayor Bowlin (*arriving at 6:04 p.m.*)  
Chair Beattie

ABSENT – (1)

Council Member Brost

Other City officials present, via the videoconferencing tool Zoom, City Administrator Cross, Director of Public Works Brown, Assistant Director of Planning and Parks Rippetoe, Senior Planner Newberry, City Attorney Young, and Director of Planning and Parks Vujnich

**II. Review Tonight's Agenda / Questions or Comments**

There were no questions or comments on the meeting agenda.

**III. Approval of Minutes from the June 6, 2022 Meetings**

A motion was made by Commissioner Ward, seconded by Commissioner Kohn, to approve the minutes from the June 6, 2022 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Beattie declared the motion approved by a vote of 7-0, with one (1) abstention (Deppeler). Commissioner Clayton and Mayor Bowlin had not yet arrived at the meeting to participate on the action regarding the motion for the approval of the June 6, 2022 meeting minutes.

#### IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

#### V. Public Comment Session

**Zachary McMichael, petitioner's representative P.Z. 3-22 Tarl Vetter**, stated it is his belief the Planning and Zoning Commission should support the Conditional Use Permit (CUP) requested by his clients for a roof-mounted solar energy system, which would be visible from the abutting roadway.

#### VI. Public Hearing – Five (5) Item for Consideration

- a) **P.Z. 1-22 Kurtz Nursery, 2312 Steamboat Hollow Lane, Wildwood, Missouri 63038, c/o Edward Griesedieck, EJG Legal Consulting, L.L.C., 5 Indian Creek Lane, St. Louis, Missouri 63131** – A request for a change in zoning from the M-3 Planned Industrial District to the Amended M-3 Planned Industrial District upon a tract of land that is 15.44 acres in size, which is located on the west side of North Eatherton Road, north of its intersection with Centaur Road (Street Address: 495 North Eatherton Road/St. Louis County Locator Number: 18X640024). **Proposed Uses: A mulch storage and processing facility, composting of a range of landscape materials, agricultural and horticultural operations, landscape and maintenance operations, along with forestry and timber processing, and accessory sales of products. (Ward One)**

Director Vujnich read the request into the record.

Assistant Director Rippetoe provided a slideshow presentation of photographs of the subject site.

Chair Beattie invited members of the public to address the Commission. No member of the public wished to speak regarding this matter, at this time.

Chair Beattie invited the petitioner to address the Commission regarding the request.

**Edward Griesedieck, EJG Legal Consulting, L.L.C.**, provided an overview of the proposed development, including the planned uses to be associated with the facility, details regarding the proposed structures, the allocation of parking on the site, the surrounding land use patterns, and other additional details. Mr. Griesedieck stated he would be available for any questions the Commission Members may have regarding this matter.

Discussion was held among Commission Members regarding the existing M-3 Planned Industrial District designation of the property, which was established by St. Louis County in the 1970/1971 timeframe and the notion that amending the existing designation would be to bring it up to modern standards in terms of stormwater management, other agency requirements, and the City's Traffic Generation Assessment requirements.

A motion by Commissioner Ward, seconded by Commissioner Helfrey, to close the public hearing regarding this request. A voice vote was taken regarding the motion. Hearing no objections, Chair Beattie declared the motion approved by a vote of 9-0.

b) **P.Z. 5-22 New Community Church, c/o Peter Schwartz, Vessel Architecture, 600 Emerson Road, Suite 401, Creve Coeur, Missouri 63141** – A request for a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District upon a tract of land that is 4.08 acres in size, which is located on the south side of Manchester Road, west of Taylor Road (Street Addresses: 16830, 16832, 16832-A, and 16840 Manchester Road/St. Louis County Locator Numbers: 24V630352, 24V630011, 24V610068, and 24V520202). Accompanying this request is a request for a Conditional Use Permit (CUP) for the same tract of land identified herein, which would allow for the use of it for an expanded parking area for New Community Church and recreational activities associated with it as well. The subject tract of land is designated the 'Workplace' District under the current Town Center Regulating Plan, as adopted by the Planning and Zoning Commission on June 7, 2021. **(Ward Eight)**

Director Vujnich read the request into the record.

Director Vujnich submitted into the official record for this public hearing the City's Charter, Master Plan, Chapter 415 of the City's Code of Ordinances (Zoning Ordinance), the Department's file on this matter, and also identified, as part of the same, any testimony, exhibits, or other items provided, as part of this proceedings being held tonight.

Assistant Director Rippetoe provided a slideshow presentation of photographs of the subject site.

Chair Beattie invited the petitioner to address the Commission regarding the request.

**Mick Shaefer, Vessel Architecture**, provided an overview of the proposed use for the subject site, which would include a parking area that supports the planned activities upon it, as well as provide additional parking for the place of worship, located to the north of Manchester Road. He then provided details regarding the planned recreational activities at the site, which include a refreshment stand, with restrooms, pickleball courts, volleyball courts, an open play area, and a paved sidewalk/trail throughout portions of the site.

**Pastor Jeremiah Kirberg, New Community Church**, provided details regarding the planned recreational activities to be provided at the site, as well as addressed the importance of the safety of people crossing Manchester Road to walk from this location to the place of worship.

Chair Beattie invited members of the public to address the Commission.

**Merilee Dauster, Ward Eight resident**, expressed concern regarding any guarantee the site, if approved by the Planning and Zoning Commission, would only be utilized for the purposes stated at tonight's public hearing, and not be expanded to additional uses, without the proper process being followed. Ms. Dauster also expressed concerns regarding any planned lighting associated with the proposed uses.

Discussion was held among Commission Members regarding the clarification regarding the proposed use of the property for a parking area and recreational uses, and not for a place of worship; questions regarding the number of parking spaces, as it relates to the use of the property; the planned use of

the recreational facilities and such being made available to the public; concerns regarding impacts on the neighboring residential properties abutting to the south of the subject site and needed buffer area at that location, in terms of noise and lights from vehicles; the required screening of the parking area along its frontage with Manchester Road; concerns regarding assurances a safe pedestrian crossing is provided from the subject site to the place of worship, located to the north, across Manchester Road; and the planned lighting associated with the site.

A motion by Commissioner Broyles, seconded by Commissioner Ward, to close the public hearing regarding this request. A voice vote was taken regarding the motion. Hearing no objections, Chair Beattie declared the motion approved by a vote of 9-0.

- c) **P.Z. 8-22 2418 Eatherton Road, c/o Michael Meiners, St. Charles Engineering and Survey, Inc., 801 South 5<sup>th</sup> Street, Suite 202, St. Charles, Missouri 63301** – A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District upon a property that is 0.72 acres in size, which is located on the east side of Eatherton Road, north of its intersection with Crestview Drive (Locator Number: 23V210063/Street Address: 2418 Eatherton Road). The subject property is designated the 'Neighborhood General' District under the current Town Center Regulating Plan, as adopted by the Planning and Zoning Commission on June 7, 2021. **(Ward Eight)**

Director Vujnich read the request into the record.

Assistant Director Rippetoe provided a slideshow presentation of photographs of the subject site.

Chair Beattie invited the petitioner to address the Commission regarding the request. The petitioner or their representative was not present at the meeting.

Chair Beattie invited members of the public to address the Commission.

**Julie Parsons, Ward Eight resident**, expressed her concerns regarding the requested change in zoning, specifically relating to the addition of potentially two (2) new homes, tree removal to accommodate such, and safety along Eatherton Road.

**Merilee Dauster, Ward Eight resident**, expressed her concerns regarding additional homes at this location, given the current design of Eatherton Road and such lacking pedestrian improvements.

Discussion was held among Commission Members regarding the recent Town Center Regulating Plan update and the change of designation upon the subject property, and the appropriateness of the requested zoning district designation, given such; and the City's requirements regarding tree removal, as it relates to the potential future development of this property.

A motion by Mayor Bowlin, seconded by Commissioner Kohn, to close the public hearing regarding this request. A voice vote was taken regarding the motion. Hearing no objections, Chair Beattie declared the motion approved by a vote of 9-0.

- d) **P.Z. 9-22 2545 Eatherton Road, c/o Robert and Laura Busby, 8 Blackwolf Run Court, Wildwood, Missouri 63040** – A request for a change in zoning from the NU Non-Urban Residence District and C-2 Shopping District to the R-3 10,000 square foot Residence District upon a property that is 1.05 acres in size, which is located on the west side of Eatherton Road, north of its intersection with Manchester Road (Locator Number: 24V530661/Street Address: 2545 Eatherton Road). The subject property is designated the 'Neighborhood General' District under the current Town Center Regulating Plan, as adopted by the Planning and Zoning Commission on June 7, 2021. **(Ward Eight)**

Director Vujnich read the request into the record.

Chair Beattie invited the petitioner to address the Commission regarding the request. The petitioner or their representative was not present at the meeting.

Chair Beattie invited members of the public to address the Commission. No member of the public wished to speak regarding this matter, at this time.

Discussion was held among Commission Members regarding future plans for the improvement of Eatherton Road and the notion the City would intend seek a dedication from the petitioner, as part of this zoning action, if it is supported by the Commission.

A motion by Commissioner Helfrey, seconded by Commissioner Deppeler, to close the public hearing regarding this request. A voice vote was taken regarding the motion. Hearing no objections, Chair Beattie declared the motion approved by a vote of 9-0.

- e) A response to a communication dated May 12, 2022 from Mike Whalen, Whalen Custom Homes, regarding an application for a waiver to the City's requirements for large-lot single family subdivisions being required to install packaged wastewater treatment plants in areas of the Wildwood community not currently serviced by public sanitary sewers, which would thereby allow the use of individual wastewater treatment systems on each of the lots of record. This large-lot subdivision is being proposed upon an approximately sixty-six (66) acre tract of land located at the northeast corner of Melrose Road and State Route 100 (Street Address: 18456 Woodlands Meadows Drive/St. Louis County Locator Number: 25X520021). A total of thirteen (13) lots are being proposed as part of this residential subdivision (West Eden Subdivision). **(Ward One)**

Director Vujnich read the request into the record.

Chair Beattie invited members of the public to address the Commission.

**Jeannie Burrow, Ward 6 resident,** expressed her concerns regarding the impact this large-lot subdivision might have on neighboring properties, specifically relating to existing potable water wells.

**Mary Pat Corbett, Ward 6 resident,** expressed her concerns regarding any smells that might be associated with either a packaged wastewater treatment facility or the proposed individual wastewater treatment systems.

**Adam Hayes, Ward 6 resident**, expressed his concerns regarding the impact these new homes may have on his potable water well.

**Jon Krueger, representing his father, a Ward 6 resident**, requested information regarding the potential location of a package wastewater treatment facility on the site, if the individual wastewater treatment systems are not supported by the Commission.

Discussion was held among Commission Members regarding whether or not the soils on the site have been tested for the purposes of considering individual wastewater treatment systems on each lot; the concerns expressed by those individuals speaking at tonight's public hearing regarding impacts on existing potable water wells and the need to study such further; and the potential location of a package wastewater treatment facility on the site, if the individual wastewater treatment systems are not supported by it.

Chair Beattie invited the petitioner to address the Commission regarding the request.

**Mike Whalen, Whalen Custom Homes**, provided his rationales for the requested waiver to the required packaged wastewater treatment plant associated with a large-lot subdivision of this size, as well as summarizing what he believes to be the benefits associated with utilizing individual wastewater treatment systems on each of the lots. Mr. Whalen also provided information regarding concerns that were raised by members of the public, as well as Commission Members, regarding potential impacts on potable water wells on properties surrounding the subject site.

A motion by Commissioner Helfrey, seconded by Commissioner Ward, to close the public hearing regarding this request and direct the Department to address the concerns regarding potable water wells for this development and the potential impact on surrounding properties. A voice vote was taken regarding the motion. Hearing no objections, Chair Beattie declared the motion approved by a vote of 9-0.

## **VII. Old Business – Four (4) Item for Consideration**

- a.) **P.Z. 3-22 Tarl Vetter, 19301 Babler Forest Road, Wildwood, Missouri 63005, c/o Sunpro Solar, L.L.C., 2531 North Patterson Avenue, Springfield, Missouri 65803** – A request for a Conditional Use Permit (CUP) in NU Non-Urban Residence District (Street Address: 19301 Babler Forest Road/Locator Number: 21Y410116), for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from the adjoining roadway. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the side facing area of the roofs of the dwelling, thereby causing them to be visible from the adjoining roadway. **(Ward One)**

Director Vujnich read the request into the record.

Senior Planner Newberry stated the Commission acted at its June 6, 2022 meeting, by a vote of 7-1, to not support the requested Conditional Use Permit (CUP) for a roof-mounted solar energy system,

which would be visible from the abutting roadway, at this location. He stated the draft Letter of Recommendation reflects the Commission's action, and is in the appropriate form to be forwarded to City Council for its receipt, filing, and consideration.

Discussion was held among Commission Members regarding the Commission's previous discussion and action that resulted in it not supporting the requested Conditional Use Permit (CUP), specifically relating to the comments provided by nearby property owners not in support of the request.

A motion by Commissioner Jackson, seconded by Mayor Bowlin, to approve the draft Letter of Recommendation, as presented, thereby denying the requested Conditional Use Permit (CUP).

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

Ayes: Commissioner Helfrey, Commissioner Ward, Commissioner Kohn, Commissioner Broyles, Commissioner Clayton, Commissioner Jackson, and Mayor Bowlin

Nays: Commissioner Deppeler and Chair Beattie

Absent: Council Member Brost

Abstain: None

Chair Beattie declared the motion approved by a vote of 7-2.

- b.) A response to a request regarding St. Louis County **P.C. 39-94 The Grover Company** ; Amended C- 8 Planned Commercial District (Workplace District of the Town Center Regulating Plan); north side of Manchester Road, west of Taylor Road (Street Address: 16917 Manchester Road/Locator Number: 24V540163); which seeks a modification to the site-specific governing ordinance to allow for the use of a portion of the subject site for an outdoor area for an open play by the pets of patrons visiting the business (i.e., 'pet runs'). This additional requested use would be in conjunction with the current store for retail purposes (pet supplies), and planned future coffee shop or café. **(Ward Eight)**

Director Vujnich read the request into the record.

Assistant Director Rippetoe stated the Commission acted on a recommendation of the Department regarding this request at its June 6, 2022 meeting, which was unanimously supported to deny the inclusion of pet runs at this location. Ms. Rippetoe stated the draft Letter of Recommendation reflects this action and also summarizes the analysis and associated rationales for the denial. She stated the draft Letter of Recommendation is in the appropriate form to be forwarded to City Council for its receipt, filing, and consideration.

No discussion was held among Commission Members regarding this matter

A motion by Commissioner Helfrey, seconded by Commissioner Broyles, to approve the draft Letter of Recommendation, as presented, thereby denying the request.

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

Ayes: Commissioner Broyles, Commissioner Helfrey, Commissioner Ward, Commissioner Kohn, Commissioner Clayton, Commissioner Jackson, Mayor Bowlin, and Chair Beattie

Nays: Commissioner Deppeler

Absent: Council Member Brost

Abstain: None

Chair Beattie declared the motion approved by a vote of 8-1.

- c.) **P.Z. 4-22 City of Wildwood Planning and Zoning Commission c/o Department of Planning and Parks, 16860 Main Street, Wildwood Missouri 63040** – A request for a change in zoning of a 26.75 acre parcel of ground generally located on the west side of Hencken Road, south of its intersection with State Route 100 (Street Address: 4064 Hencken Road; Locator Number: 26Y340014), from the NU Non-Urban Residence District to PS Park and Scenic District. The subject property was donated to the City by its previous owner and currently has several existing structures and buildings on the property, inclusive of a single family dwelling and a number of accessory sheds. The deed restrictions established by the donor set out the conditions associated with the future uses of the property, which include such being free of charge; it being maintained as an undeveloped wildlife refuge and preserved for the purposes of picnicking, bird watching, hiking, and fishing; hunting, shooting, or killing not being permitted; the property remaining in its natural state; and such being named Poertner Park. **(Ward Six)**

Director Vujnich read the request into the record.

Assistant Director Rippetoe stated Commission acted at its June 6, 2022 to support the proposed change in zoning for this City-owned property, from the NU Non-Urban Residence District to the PS Park and Scenic District, all being consistent with the deed restrictions established by the donor of it. She stated the draft Letter of Recommendation is in the appropriate form to be forwarded to City Council for public hearing, consideration, and final action.

Discussion was held among Commission Members regarding the planned use of the existing structures on the property, which has not been determined at this time.

A motion by Commissioner Kohn, seconded by Commissioner Deppeler, to approve the draft Letter of Recommendation, as presented

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

Ayes: Commissioner Broyles, Commissioner Helfrey, Commissioner Deppeler, Commissioner Ward, Commissioner Kohn, Commissioner Clayton, Commissioner Jackson, Mayor Bowlin, and Chair Beattie

Nays: None

Absent: Council Member Brost

Abstain: None

Chair Beattie declared the motion approved by a vote of 9-0.

d.) **P.Z. 7-22 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, City Hall, 16860 Main Street, Wildwood, Missouri 63040** – A request for the consideration of possible additions or changes to the regulations that are associated with Chapter 415.030 Definitions, Chapter 415.090 NU Non-Urban Residence District, Chapter 415.110 R-1 One Acre Residence District, Chapter 415.120 R-1A 22,000 square foot Residence District, Chapter 415.130 R-2 15,000 square foot Residence District, Chapter 415.140 R-3 10,000 square foot Residence District, Chapter 415.150 R-4 7,500 square foot Residence District, and Chapter 415.160 R-6A 4,500 square feet Residence District Regulations of the City of Wildwood’s Zoning Ordinance, which would consider better defining current regulations, while potentially introducing new requirements relative to the installation and maintenance of fences throughout this community to ensure limited impacts on adjoining property owners, as well as addressing safety considerations for the same. **(Wards – All)**

Director Vujnich read the request into the record.

Assistant Director Rippetoe stated this matter has been under consideration and review by the Planning and Parks Committee of City Council, which had forwarded its recommendation regarding certain changes to the City’s regulations of fences to the Commission for its consideration and action. Ms. Rippetoe provided a summary of the proposed changes, including the addition of certain definitions and other provisions to also address considerations relating to style, height, design, color, material, location, and maintenance. Ms. Rippetoe stated the Department is presenting its Information Report, with recommendation, which reflects the same from the Planning and Parks Committee. She stated the Department is recommending the Planning and Zoning Commission support the proposed changes to the City’s regulations regarding fences throughout this community, more specifically in all ‘R’ Residential Districts and the NU Non-Urban Residence District.

Discussion was held among Commission Members regarding the provisions that are included in the recommended changes that address the aesthetic impact fences can have on an area of the City.

A motion by Mayor Bowlin, seconded by Commissioner Ward, to approve the Department’s recommendation, as presented.

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

Ayes: Commissioner Broyles, Commissioner Helfrey, Commissioner Deppeler, Commissioner Ward, Commissioner Kohn, Commissioner Clayton, Commissioner Jackson, Mayor Bowlin, and Chair Beattie  
Nays: None  
Absent: Council Member Brost  
Abstain: None

Chair Beattie declared the motion approved by a vote of 9-0.

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

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

- a.) A recommendation of the Department of Planning to the Planning and Zoning Commission regarding Architectural Elevations and an Amended Site Development Plan (ASDP) for **St. Louis County's P.C. 26-91 New Community Church**; Amended C-8 Planned Commercial District (Workplace District of the Town Center Regulating Plan); north side of Manchester Road, west of the Taylor Road Roundabout; that supports the design and architecture of the proposed 4,650 square foot building expansion and the amendments to the current approved Site Development Plan (SDP) to accommodate it on this 37 acres tract of land. (**Ward Eight**)

Director Vujnich read the request into the record.

Director Vujnich stated New Community Church has submitted Architectural Elevations and an Amended Site Development Plan for the expansion of the current place of worship, which must be reviewed and acted upon by the Planning and Zoning Commission. He stated the expansion is planned to accommodate additional classroom spaces, as well as the reallocation other use areas, as needed. Director Vujnich stated the City's Architectural Review Board has reviewed and approved the Architectural Elevations, with certain changes to the window mullion pattern. He then stated the Department is recommending the Planning and Zoning Commission approve the proposed Architectural Elevations and Amended Site Development Plan (ASDP) relating to this building expansion.

Discussion was held among Commission Members regarding the architectural elevations provided by the petitioner and the review and approval of them by the City's Architectural Review Board (ARB).

A motion by Commissioner Helfrey, seconded by Mayor Bowlin, to accept the Department's recommendation, as presented.

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

Ayes: Commissioner Broyles, Commissioner Helfrey, Commissioner Deppeler, Commissioner Ward, Commissioner Kohn, Commissioner Clayton, Commissioner Jackson, Mayor Bowlin, and Chair Beattie  
Nays: None  
Absent: Council Member Brost  
Abstain: None

Chair Beattie declared the motion approved by a vote of 9-0.

**X. Other– Four (4) Items for Consideration**

- a.) Discussion of Planning and Zoning Commission's Traditional July/Holiday Meeting Schedule (**Wards – All**)

Chair Beattie introduced the item.

Director Vujnich stated that, with the Commission now only meeting once per month, it was requested this matter be presented to it for discussion, specifically relating to the scheduling of the July meeting relative to the Independence Day holiday schedule.

No discussion was held among Commission Members regarding this matter.

A motion by Mayor Bowlin, seconded by Commissioner Jackson, to schedule the future July meetings of the Commission for the first Monday of the month, in lieu of the third Monday of the month. A voice vote was held regarding the motion. Hearing no objections, Chair Beattie declared the motion approved by a vote of 9-0.

- b.) Request to Post for a Public Hearing Process regarding the *Subdivision and Development Regulations – Sixty (60) Day Window for Recording of Plats Approved by the City Council (Wards – All)*

Chair Beattie introduced the item.

Director Vujnich provided information regarding the requirement in the City's Subdivision and Development Regulations that stipulates the recording of subdivision plats within sixty (60) days of City Council approval. He stated that in recent years, this timeframe has not been long enough to collect all necessary details and signatures, which has led to the need for several re-approvals of plats by City Council. Director Vujnich stated the Department is seeking the endorsement of the Planning and Zoning Commission to advertise a public hearing for the next available meeting to consider extending this timeframe.

No discussion was held among Commission Members regarding this matter.

A motion by Commissioner Helfrey, seconded by Commissioner Broyles, to direct the Department to advertise a public hearing regarding this matter for the next available Commission meeting. A voice vote was held regarding the motion. Hearing no objections, Chair Beattie declared the motion approved by a vote of 9-0.

- c.) Consideration of a Site Plan Subcommittee Meeting of the Planning and Zoning Commission – Proposed Date of August 1, 2022, at 5:00 p.m., and a Work Session on August 15, 2022 on the Tree Preservation and Restoration Code of the City of Wildwood (**Ward Eight and Wards – All**)

Chair Beattie introduced the item.

Director Vujnich stated the Department would like to hold a Site Plan Subcommittee meeting of the Planning and Zoning Commission, in order to review the Site Development Plan for **P.Z. 23-21 Westridge Commons**. He stated the Department is seeking the availability of Commission Members to potentially hold this meeting prior to the regular Commission meeting on Monday, August 1, 2022, as well as an appropriate start time.

A motion by Commissioner Helfrey, seconded by Commission Jackson, to schedule the Site Plan Subcommittee meeting, as proposed. A voice vote was held regarding the motions. Hearing no objections, Chair Beattie declared the motion approved by a vote of 9-0.

A motion by Commissioner Helfrey, seconded by Commissioner Broyles, to schedule the Work Session meeting, as proposed, and to be held at 5:00 p.m. A voice vote was held regarding the motions. Hearing no objections, Chair Beattie declared the motion approved by a vote of 9-0.

d.) Nominating Committee for the 2022/2023 Commission Year and its Officers (Wards -All)

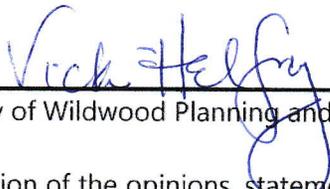
Chair Beattie introduced the item.

A consensus was reached among Commission Members to establish the membership of the Nominating Committee for Officers for the 2022/2023 Commission Year to include the following: Commissioner Broyles, Commissioner Deppeler, Commissioner Helfrey, and Chair Beattie. Consensus was also reached the meeting of the Committee would be scheduled as soon as possible, with its recommendation planned to be presented to the Commission for consideration at its August 2022.

XI. Closing Remarks and Adjournment

A motion by Commissioner Helfrey, seconded by Commissioner Clayton, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Beattie adjourned the meeting at 8:41 p.m.

Approved by:



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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.