



Demolition Request Site Visit Summary

Date: August 18, 2021 at 8:30 a.m.

Location: 16844 Manchester Road, Wildwood, MO 63040 (Locator #24V520198)

Ward: Eight

Commission

Attendance: Secretary Scott, Commissioners Hrubes and Rowton, Alternate Quarternik, and Council Liaison Nyhan

Staff

Attendance: Director Vujnich and Planner Keefe

Discussion: The property owner, Gerry Grus, thanked the Commission for attending and explained the demolition request for the existing dwelling, c.1933, and an attached garage, built in 1977. Today's site visit was for the Commission to view the existing dwelling. The owner is proposing to demolish the existing structure to prepare the land for development.

Both exterior and interior review of the structure took place. The structure did not appear to be salvageable, but various elements, such as the door to the entrance of the home, along with various doorknobs, were recommended to be preserved and donated to organizations that would recycle them, such as Habitat for Humanity or Restore.

The site visit ended with the owner being advised the Commission would act on his demolition request at its next meeting, being held on August 26, 2021, at 6:30 p.m. Upon favorable action, the Department of Planning would be in a position to approve the Demolition Zoning Authorization for the residential structure, once utility disconnect letters were submitted.



Demolition Request Site Visit Summary

Date: August 18, 2021 at 9:10 a.m.

Location: 2531 Lindy Lane, Wildwood, MO 63040 (Locator #24V530221)

Ward: Eight

Commission

Attendance: Secretary Scott, Commissioners Hrubes, Rowton, and Bachert, Alternate Quarternik, and Council Liaison Nyhan

Staff

Attendance: Director Vujnich and Planner Keefe

Discussion: The property owners, Jeff and Pam Melvin, thanked the Commission for attending and explained the demolition request for the existing dwelling, c.1940. A petition for rezoning this 0.39-acre parcel of ground from NU Non-Urban Residence District to R-3 10,000 Square Foot Residence District has had favorable action from the Planning and Zoning Commission and to be heard by City Council at its meeting on August 23, 2021. Today's site visit was for the Commission to view the existing dwelling. The owners are proposing to demolish the existing structure and build a new single-family residence in its place.

Much of the Commission's review was conducted upon the exterior of the building, which is clad in Ozark Stone, unique to the area. The owners expressed they would like to recycle the stone into a patio and sidewalk; however, they have not determined yet how to remove it at the time of the visit. It was proposed by one Commissioner that any stone not utilized by the owners might be donated to the City of Wildwood. Director Vujnich agreed to follow-up with them and discuss a potential partnership in this regard.

The Commissioners were warned by the Department and property owners the interior had a black mold issue due to standing water in the basement. The interior lacked significance, except for a unique fireplace in the living room.

The site visit ended with the owners being advised the Commission would act on their demolition request at its next meeting, being held on August 26, 2021, at 6:30 p.m.