

City of Wildwood, Missouri
Record of Proceedings



WILDWOOD

Town Center Update Team Meeting

Wednesday, September 30, 2020

Wildwood City Hall, 16860 Main Street, Wildwood, Missouri
63040

Meeting #20 Minutes

The Town Center Update Team meeting was called to order by Chair Loyal, at 6:30 p.m., on Wednesday, September 30, 2020, via 'Zoom Webinar Platform' and broadcast on the City of Wildwood's YouTube Channel, from Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Opening Remarks by Chair Loyal and Pledge of Allegiance

Chair Loyal welcomed the Team Members and thanked them for their attendance at tonight's meeting. Thereafter, Chair Loyal led the attendees in the Pledge of Allegiance. He requested roll call be taken, and then turned over the meeting to Dr. Jones.

Roll Call was taken, with the following results:

Present Team Members: Rowton, Lux, Edwards, Weiss, Risdall, Marion, Broyles, Hood, Loyal, Sedlak, Kohn, Helfrey, Lee, Hoffmann, and Council Member McCutchen.

Absent: Team Members Curtis and Council Member Gillani.

Staff in attendance: Director of Planning Vujnich, Assistant Director of Planning Arnett, and Planner Newberry.

II. Review and Action on Draft Minutes from August 11, 2020 Team Meeting

Dr. Jones questioned if there were any comments or modifications from the Team Members regarding the minutes of the August 11, 2020 Meeting. Being none, Dr. Jones declared the minutes approved by consensus.

III. Public Comments and Input

None

IV. Explanation of Meeting Materials by Department of Planning and Parks

Director Vujnich provided a brief explanation of the items in the packet, as they relate to tonight's agenda scheduled for discussion.

V. Workplace District Designation Located in Ward 5 – Letter from Property Owner on Same

Director Vujnich provided an recap of the request from Council Member McCutchen to review the Regulating Plan designation for the parcels of ground owned by St. Luke’s Hospital at the northeast corner of State Routes 109 and 100. He noted the property owner was contacted regarding the Regulating Plan District designation of this property and requested its input on it being changed to Neighborhood General District from Workplace District. The property owner provided a response letter and noted its opposition to the suggested change in the Regulating Plan. The property owner requested the land use designation remain Workplace District.

Discussion was then held regarding the following the property owner’s desire to not have the Workplace Designation changed and any future proposal would have to go through the public hearing process.

Public Comment: June Jeffries is building a house near this property and noted the age of the zoning may reflect its lack of fit with the recent development in the area.

There being no motion to modify the Regulating Plan, Dr. Jones closed the discussion on this item.

VI. Multiple-Family Residential Land Use Activity within Cultural/Institutional Overlay District Designation

Director of Planning Vujnich provided a review of the requested discussion by Member Broyles, which is to remove multiple family uses from the Cultural/Institutional Overlay District. Member Broyles then provided an overview of a specific parcel of ground in the Cultural/Institutional District where a recent proposal was made for a multiple-family development. This proposal was opposed by neighbors and she would request this land use be made a conditional use, instead of a permitted use, within the Cultural/Institutional Overlay District.

A motion was made by Member Broyles to change all housing categories of residential uses within the Cultural/Institutional District to conditional uses. The motion was seconded by Chair Loyal.

Discussion was held regarding the following: the addition of a second tier of review, with the change to a conditional type of use and the question of appropriateness of single-family detached units in Cultural/Institutional Overlay District.

Member Lee left the meeting.

Public comment: Paul Zinck and Dr. Lupardus, both from St. Louis Community College District, were in attendance. Both representatives spoke and noted their concern with additional restrictions on

parcels of ground owned by the District, but their intention to honor what the City determines is best for land use.

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

Aye – Members Rowton, Lux, Edwards, Weiss, Risdall, Marion, Broyles, Hood, Loyal, Sedlak, Kohn, Helfrey, and McCutchen

Nay – Member Hoffmann

At the conclusion of the vote, Dr. Jones declared the motion approved.

VII. Final Property Considerations

Director of Planning Vujnich noted the property owner of five (5) of the six (6) parcels recommended to be added to the Town Center Area near the Grover Crossing Subdivision had contacted the City regarding the Regulating Plan District designation of this property and requested consideration for it to be Neighborhood Edge instead of Neighborhood Edge Transition.

A motion was made by Member Risdall to modify the Regulating Plan designation of all six (6) properties in the area referred to as Alternate A-1 to Neighborhood Edge from Neighborhood Edge Transition. The motion was seconded by Member Kohn.

Member Lee returned to the meeting.

Public comment: John Madlinger, property owner, noted he has contacted seventeen (17) home builders in an attempt to market the property and been unsuccessful due to the density allowed under the Neighborhood Edge Transition District; therefore, he was requesting the designation be Neighborhood Edge District, which is the designation of the adjacent properties surrounding his lots with a high density of uses.

Discussion was held regarding the following: the access to the site is at the discretion of the City, since it would be via Wildwood streets; the density of the property with Neighborhood Edge District, which would be forty (40) to sixty (60) lots for the twenty-two (22) acres, versus fourteen (14) lots on the same acreage, if Neighborhood Edge Transition District; the potential of including the additional twenty-two (22) acres to the south and designated Non-Urban Residential Area, to bring the total lot count to twenty (20), but all at a one (1) acre minimum; the lack of interest among Members in changing the property's designation; the lack of visual impact on adjacent large-lot properties, given topography; and the concerns regarding traffic, especially on Woods Road.

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

Aye – Members Lux, Risdall, Broyles, Sedlak, Kohn, and Hoffmann

No – Members Rowton, Edwards, Weiss, Marion, Hood, Loyal, Helfrey, Lee, and McCutchen.

Discussion was held regarding the ability to use a Planned Residential Development Overlay District with the Neighborhood Edge Transition District to adjust lot dimensions, sizes, and setbacks.

Hearing no additional comments, Dr. Jones declared the motion denied and closed this item.

VIII. Overview of Recommended Changes to the Five (5) Major Elements of the Current Town Center Plan

Director of Planning Vujnich noted the Department provided a document summarizing the actions of the Team over the course of this process. The document is a very important tool to highlight the decisions made by the Members. All modifications are reviewed in the document and will be provided to the public during the input sessions.

A discussion was held regarding the accuracy of the document reflecting the Member's work and a question regarding #18, which would be reviewed by Department staff.

A motion was made by Member Loyal to endorse the use of this document during the public input process. The motion was seconded by Member McCutchen.

A roll call vote was taken with the following results:

Aye – Members Rowton, Lux, Edwards, Weiss, Risdall, Marion, Broyles, Hood, Loyal, Sedlak, Kohn, Helfrey, Lee, Hoffmann, and McCutchen.

Nay – None

At the conclusion of the vote, Dr. Jones declared the motion approved.

IX. Upcoming Meeting Schedule for Public Input Process

Director of Planning Vujnich noted the normal process for public input sessions conducted by the City, which cannot be done during the pandemic. Department staff would like to explore virtual public input sessions over the next six (6) to eight (8) weeks. Staff would like to provide a program and have the Team Members review it, with the goal to have public input completed before the holidays. The Team would then reconvene to review public comments, make any changes, and then take a final vote to adopt its recommendations.

Discussion was held regarding the following: the Department will gather information and send an outline format to the group for review; the Department will seek a City-wide mailing for notification; and a paper survey will be made available, if sought by residents.

X. Final Public Comments & Input from Team Members

None

XI. Other Items of Interest

Member Rowton requested an update on Latitude N38, which was withdrawn, while Ackerley Place is still before the Planning and Zoning Commission and has received preliminary approval of a one hundred thirty-two (132) lot plan.

XII. Next Meeting Date – December 8, 2020 (2nd Tuesday)

An additional, brief meeting will be scheduled prior to the December date to discuss the public input process.

XIII. Closing Remarks and Adjournment by Chair Loyal

There being no further business to conduct, Team Member McCutchen motioned to adjourn, which was seconded by Council Member Loyal. Upon a voice vote, Dr. Jones declared the meeting adjourned at 7:58 p.m.