

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
October 18, 2021

The meeting of the Planning and Zoning Commission was called to order at 6:30 p.m., on Monday, October 18, 2021, 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

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

PRESENT – (6)

Commissioner Clayton
Commissioner Helfrey
Commissioner Broyles
Commissioner Ward
Council Member Brost
Chair Beattie

ABSENT – (4)

Commissioner Deppeler
Commissioner Jackson
Commissioner Kohn
Mayor Bowlin

Other City officials present, via the videoconferencing tool Zoom, included City Attorney Young and Senior Planner Newberry

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the meeting agenda.

III. Session #1 – Training Meeting for Commission Members by City Attorney and Department of Planning

Chair Beattie introduced City Attorney John Young and thanked him for attending tonight's meeting and providing this requested training session to Commission Members.

City Attorney Young provided a detailed presentation regarding basic legal considerations relating to land use law and the role of the City, inclusive of the Planning and Zoning Commission, regarding such. Mr. Young then answered questions from Commission Members.

Chair Beattie thanked Mr. Young for a thorough presentation and concluded Session #1 of the October 18, 2021 Planning and Zoning Commission meeting.

IV. Session #2 – Planning and Zoning Commission Meeting of October 18, 2021 (7:00 p.m.)

Chair Beattie opened the second session of the October 18, 2021 Planning and Zoning Commission meeting.

V. Public Comment Session

No members of the public wished to address the Commission.

VI. Public Hearing – No Items for Consideration

VII. Old Business – No Items for Consideration

VIII. New Business – No Items for Consideration

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

- a) A Recommendation Report From The Site Plan Subcommittee Of The Planning And Zoning Commission On Its Review And Discussion Of The Site Development Plan (SDP) And Related Items For **P.Z. 10-18 Wildwood Senior Apartments (The Prime Place At Wildwood)**; Amended C-8 Planned Commercial District (Ordinance #2620); Town Center 'Downtown' and 'Neighborhood General' Districts; 2.55 acre tract of land that is located on the south side of Main Street, west of Taylor Road (Locator Number: 23V310383/Street Address: 16700 Main Street); that supports such for a Five (5) story mixed-use building, with the first floor being for commercial uses and the upper four (4) stories comprised of a total of sixty (60) residential units, with associated off-street parking areas, stormwater management facilities, and required public space. **(Ward Eight)**

Senior Planner Newberry stated this mixed-use project has been proceeding through the City's processes for a few years, starting with its public hearing that was held in August 2018. He noted the review and action by the Planning and Zoning Commission on the Site Development Plan (SDP) and related items will complete the zoning process, which will then be followed by the submittal and review of the Improvement Plans. Mr. Newberry provided an overview of the materials that were provided to Commission Members for this review, which included the Site Development Plan (SDP), with its various sheets, the approved architectural elevations, including wall and monument signage, the stormwater management plan, the site-specific governing ordinance for the project, the Geotechnical Report, and the Phase One Environmental Assessment.

Senior Planner Newberry stated the Site Plan Subcommittee of the Planning and Zoning Commission reviewed these materials at its October 4, 2021 meeting. At the conclusion of this meeting of the Subcommittee, a motion was made, with second, to direct the Department to prepare a favorable recommendation regarding the Site Development Plan (SDP) and related materials, which passed unanimously. Mr. Newberry stated the Department is presenting the report, with recommendation, prepared by it on behalf of the Site Plan Subcommittee, for a conditional approval of the Site Development Plan Package to the Planning and Zoning Commission for its review and action. Mr. Newberry concluded the Department's presentation by outlining the conditions associated with the

favorable recommendation, as outlined in the report, as well as the positive aspects of the overall project. He stated, again, the Site Plan Subcommittee is recommending approval of the Site Development Plan Package, with associated conditions, as outlined in its report.

Discussion was held among Commission Members regarding clarification on the condition that requires the additional information regarding the design parameters of the interface of the building and other improvements along Main Street; whether or not the petitioner would be receptive to considering the inclusion of EV charging station(s), as part of the project; and clarification regarding the various timelines and deadlines relating to permitting and construction activity to begin.

A motion by Commissioner Helfrey, seconded by Commissioner Ward, to approve the Site Development Plan and related items, as presented in the Site Plan Subcommittee's report, with associated conditions contained therein.

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

Ayes: Commissioner Ward, Commissioner Broyles, Commissioner Clayton, Commissioner Helfrey, Council Member Brost, and Chair Beattie

Nays: None

Absent: Commissioner Deppeler, Commissioner Kohn, Commissioner Jackson, and Mayor Bowlin

Abstain: None


Acting Chair Beattie declared the motion passed by a vote of 6-0.

X. Other – No Items for Consideration

XI. Closing Remarks and Adjournment

A motion by Council Member Brost, seconded by Commissioner Helfrey, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Beattie adjourned the meeting at 8:14 p.m.

Approved by:


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.