AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers - 16860 Main Street

July 20, 2020 - Monday

7:00 P.M.

This Meeting will be held LIVE, accommodating in-person attendance but will also be offered in a "Zoom Webinar Platform," and be Broadcast on the City of Wildwood's YouTube Channel

Please Visit to Participate via Zoom:
https://us02web.zoom.us/j/91923951015

If you would like to submit a comment regarding an item on this meeting agenda, please visit the Meeting Comment Form

I. Welcome To Attendees And Roll Call Of Commission Members

II. Review Tonight’s Agenda/Questions Or Comments

III. Approval Of Minutes From The Committee’s Meeting Of June 15, 2020

Documents:
DRAFT JUNE 15, 2020 MINUTES.PDF

IV. Department Of Planning’s Opening Remarks/Updates

V. Public Comment Session- All Public Comments On The Active Agenda Items Accepted Here, Excluding Public Hearings. Special Procedures Will Be In Place To Address The Requirements Of Social Distancing, Gathering Size, And Access To Common Areas. Please Be Prepared To Follow Instructions That Are Provided By City Personnel.

VI. Public Hearing – No Items For Consideration

VII. Old Business – Four (4) Items For Consideration

1. Information Reports – Four (4) Items

a. POSTPONEMENT REQUESTED BY PETITIONER - P.Z. 20, 21, And 22-15 Ackerley Place, Payne Family Homes L.L.C. (Amended), C/O Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132

-A request for modifications of the Street Network Map of the Town Center Plan, as set forth for a property that totals 50.65 acres of area, which is located on the west side of State Route 109, north of Manchester Road. The requested modifications to the Street Network Map reflect the petitioner's intent to alter the location and design components of the proposed Main Street extension through the subject site, along with other changes to the network of internal roadways. Accompanying the aforementioned Town Center Plan (Street Network Map) modifications is a request for a change in zoning from the C-8 Planned Commercial District and R-6A
Four (4) Items For Consideration

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I. Site Development Plan

The petitioner is also seeking to install certain roof-mounted solar panels upon a three (3) acre parcel of ground, which is located on the east side of Steeple Lane, south of Wildhorse Creek Road. The petitioner is also seeking to install certain roof-mounted solar panels, which are to be so situated on the existing dwelling, as to be visible from a contiguous roadway. These installations are required 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 proposed solar panels being of a ground-mounted design type, as well as roof-mounted panels situated on an area of the dwelling’s roof, that causes them to be visible from an abutting roadway. These installations are required 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 proposed solar panels being of a ground-mounted design type, as well as roof-mounted panels situated on an area of the dwelling’s roof, that causes them to be visible from an
abutting roadway. (Ward One)

Documents:

P.Z. 17-19 MAUE-NASH SOLAR.PDF

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VIII. New Business - Correspondence Item – No Items For Consideration

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

1. Site Development Plan – One (1) Item

a. A Recommendation Report By The Site Plan Subcommittee Of The Planning And Zoning Commission On A Site Development Plan (SDP) For P.Z. 15-17 Babier Farms, L.L.C., C/O Tom Roberts, 550 Laurey Lane, Wildwood, Missouri, 63005; A Conditional Use Permit (CUP) In The NU Non-Urban Residence District For A Fifty-Nine Point Nine (59.9) Acre Tract Of Land That Is Located At The Terminus Of Laurey Lane (Locator Numbers: 20X630015 And 20X630024/Street Address: 500 And 550 Laurey Lane); Which Supports The Allowance For The Retention Of The Existing Large Water Feature - Lake - And Associated Waterfall Structure - (As Defined By §415.030 Of The City Of Wildwood's Zoning Regulations). The Large Water Feature Is Three Point Four (3.4) Acres In Size. (Ward One)

Documents:

P.Z. 15-17 ROBERTS LARGE WATER FEATURE.PDF

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X. Other Items - One (1) Item For Consideration

1. Nominating Committee Recommendation For The 2020/2021 Commission Year And Its Officers (Wards - All)

XI. Closing Remarks And Adjournment By Chair Of Commission

The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

The City of Wildwood will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. Requests for reasonable accommodations should be made directly to Megan Eldridge, City Clerk, at 636-458-0440, or email at megan@cityofwildwood.com, at least 48 hours prior to the start of the meeting.

If you would like to submit a comment regarding an item on this meeting agenda, please visit the Form Center.