



WILDWOOD

AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers – 16860 Main Street

May 6, 2019 – Monday

<<< 6:30 P.M. >>>

This Meeting will be “Livestreamed” by the City of Wildwood

Action Items on Tonight's Agenda -----> Two (2) Public Hearing Items, One (1) Letter of Recommendation, and Two (2) Other Items.

- I. Welcome To Attendees And Roll Call Of Commission Members
- II. Review Tonight's Agenda/Questions Or Comments
- III. Approval Of Minutes Of The Meeting Of Monday, April 15, 2019
Documents:

[III. DRAFT APRIL 15, 2019 MEETING MINUTES.PDF](#)
- IV. Department Of Planning's Opening Remarks/Updates
- V. Public Comment Session – All Public Comments On The Active Items Accepted Here, Excluding Public Hearings
- VI. Public Hearing And Report – Two (2) Items For Consideration
 1. P.Z. 5-19 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri, 63040
A request relating to P.Z. 10-15 St. Charles Tower c/o Kathryn Roderique, 4 West

Drive, Suite 100, Chesterfield, Missouri, 63017 which, if granted, would terminate the Conditional Use Permit (CUP) that was authorized on this 10.6 acre tract of land, of which two thousand (2,000) square feet of this total lot's area is permitted to be utilized for a one hundred ten (110) foot telecommunications tower and related equipment shelter area; NU Non-Urban Residence District, with a Conditional Use Permit (CUP); generally located northwest of the intersection of Babler Park Drive and Old Eatherton Road (Locator Number: 21W310270/Street Address: 1400 Babler Park Drive – Lifepointe Church). This review, relative to the termination of this existing permit, is required, given it contained certain performance standards for submittals, which have not been met, along with the petitioner notifying the City of Wildwood that it does not intend to complete the required Site Development Plan process in the timeline therein established by the Planning and Zoning Commission in the governing permit. (**Ward Three**)

Documents:

[VI.A. P.Z. 5-19 CITY OF WILDWOOD - TERMINATING P.Z. 10-15 ST. CHARLES TOWER.PDF](#)

2. P.Z. 6-19 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri, 63040

A request for the consideration of possible changes to Chapter 415 of the City of Wildwood's Code of Municipal Ordinances that would potentially provide new regulations governing the cultivation, manufacture, transportation, distribution, testing, and sale (dispensary) of medical marijuana, within any "NU" Non-Urban Residence District, "C" Commercial District, or "M" Industrial District zoned parcel of ground within the City of Wildwood. The consideration of such is necessitated by the timeline and requirements established in the constitutional amendment that was approved and passed by the voters of Missouri on November 6, 2018 for such activities. Any considerations relating to any possible new regulations associated with these activities are premised upon the City of Wildwood's required protection of the public's health, safety, and general welfare through the application of its zoning and land use regulations. (**Ward - All**)

Documents:

[VI.B. P.Z. 6-19 CITY OF WILDWOOD \(MEDICAL MARIJUANA\).PDF](#)

VII. Old Business – One (1) Item For Consideration

1. Letters Of Recommendation – One (1) Item For Consideration

- a. P.Z. 2-19 Doug Gray, 16709 Westglen Farms Drive, Wildwood, Missouri, 63011, C/O Straight Up Solar, Valerie A. Corey, 10330 Page Industrial Boulevard, St. Louis, Missouri 63132

A request for a Conditional Use Permit (CUP) in the R-1A 22,000 square foot Residence District and R-3 10,000 square foot Residence District, with Planned Environment Units (PEU) (Street Address: 16709 Westglen Farms Drive/Locator Number: 23V631055), for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from an adjoining roadway. This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot 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 front facing area of the dwelling's roof. **(Ward Five)**

Documents:

[VII.A. P.Z. 2-19 GRAY SOLAR PANELS \(16709 WESTGLEN FARMS DRIVE\) - RECOMMENDATION REPORT.PDF](#)

VIII. New Business – No Item For Consideration

IX. Site Development Plans - Public Space Plans - Record Plats – No Items For Consideration

X. Other Items – Two (2) Items For Consideration

1. Update On P.Z. 15-17 Babler 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 Addresses: 500 and 550 Laurey Lane). **Authorized Conditional Use: An 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:

[X.A. P.Z. 15-17 BABLER FARMS, L.L.C. C-O TOM ROBERTS.PDF](#)

2. Starting Time For The Planning And Zoning Commission Bi-Monthly Meetings (Wards – All)

XI. Closing Remarks And Adjournment By Chair Of Commission

Note: *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.*

Not Ready for Action Items (05-06-2019 Meeting)

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

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 Jessica Meyer, Deputy City Clerk, at 636-458-0440, or email at jessica@cityofwildwood.com, at least 48 hours prior to the start of the meeting.