

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
December 17, 2018

The Planning and Zoning Commission meeting was called to order by Chair Archeski, at 6:30 p.m., on Monday, December 17, 2018, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

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

PRESENT – (9)

Chair Archeski
Commissioner Lee
Commissioner Helfrey
Commissioner Gragnani
Commissioner Kohn
Commissioner Beattie
Commissioner Simpson
Council Member Woerther
Mayor Bowlin

ABSENT – (1)

Commissioner Deppeler

Other City officials present: Director of Planning Vujnich, Director of Public Works Brown, Planner Newberry, and City Attorney Young

II. Review Tonight’s Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the December 3, 2018 Meeting

A motion was made by Commissioner Gragnani, seconded by Commissioner Kohn, to approve the minutes from the December 3, 2018 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Archeski declared the motion approved by a vote of 8-0, with one (1) abstention (Helfrey).

IV. Department of Planning Opening Remarks

The Department had no opening remarks.

V. Public Comment Session

Kelley Woerther, 539 Nantucket Pointe Drive, expressed her support of Chair Archeski continuing to serve as a member of the Planning and Zoning Commission.

VI. Public Hearings – No Items for Consideration

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

a) **P.Z. 9-18 The Reserve at Wildwood, Payne Family Homes L.L.C., c/o Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** – A request for the following land use considerations upon a property that totals 50.65 acres of area, which is located on the west side of State Route 109, north of Manchester Road (Locator Numbers: 23V110022 and 23W320013/Street Addresses: 2431 State Route 109 and 17225 Manchester Road):

1. A modification of the Street Network Map of the Town Center Plan, which reflects the petitioner's intent to modify the location and design standards of the proposed extension of Main Street through the site, along with the accompanying planned network of internal roadways.
2. A modification to the current Town Center Regulating Plan designations associated with the tract of land from the 'Workplace District', 'Neighborhood Edge District', and 'Neighborhood General District', to the 'Neighborhood Edge District' designation for the entirety of the site.
3. A request for a change in zoning from the C-8 Planned Commercial District and R-6A 3,000 square foot Residence District, with a Planned Environment Unit (PEU), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD).

These requests have been made upon the same tract of land that was under consideration by the Planning and Zoning Commission as P.Z. 20, 21, and 22-15 Ackerley Place, which has been postponed indefinitely. Proposed Use: A total of one hundred forty (140), detached single-family dwellings on individual lots, with common ground, and required public space areas. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich provided a brief summary of the Commission's recent review of this proposed development. He stated the petitioner has engaged a new land planner, Rick Harrison, who attended the November 28, 2018 Work Session to describe his land planning approach, which he calls 'Prefurbia.' Director Vujnich outlined various components of the updated plan, based on this new approach, including the improved public space plan, the variety of lot sizes, and the stormwater management plan. He stated, from the Department's perspective, the proposed plan includes a number of components, as outlined in its report, that remain inconsistent with the City's Town Center Plan. Director Vujnich stated the Department is recommending denial of all three (3) requests made by the petitioner.

Chair Archeski invited the petitioner's representatives to address the Commission.

Tom Cummings, Payne Family Homes, thanked the Commission for taking the time to meet with the development team at the November 28, 2018 Work Session. Mr. Cummings introduced the members of the development team who were present at the meeting.

Mike Doster, petitioner's legal counsel, provided a brief history of the Commission's review of the proposal, from the perspective of the petitioner.

George Stock, petitioner's engineer, outlined various components of the plan that have been updated which reflected the feedback received from the Commission at its Work Session.

A motion by Council Member Woerther, seconded by Commissioner Gragnani, to open discussion on the matter. Hearing no objections by Commission Members, discussion on the matter began.

Discussion was held among Commission Members regarding concerns about front entry garages loading directly onto Main Street; the likelihood of the future development of the commercial outlot; the lack of street connectivity in the proposed design; continued concerns regarding the transition of larger lot sizes along the western boundary of the site; the extent of grading on the site; the notion that rear-entry types of garages are the preferred application in the City's Town Center Area; the consideration of exploring design elements that would minimize the visual impact of front entry garage doors on the street; and certain positive components of the proposed development, particularly the approach to stormwater management.

A motion by Mayor Bowlin, seconded by Commissioner Simpson, to postpone action on the item until the Commission's first regular meeting in 2019, in order to allow the Department more time to review the updated proposed development plan and meet with the developer to discuss certain items relating to front entry garages, which were discussed at tonight's meeting.

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

Ayes: Commissioner Helfrey, Commissioner Lee, Commissioner Kohn, Commissioner Gragnani, Commissioner Beattie, Commissioner Simpson, Council Member Woerther, Mayor Bowlin, and Chair Archeski

Nays: None

Absent: Commissioner Deppeler

Abstain: None

Whereupon, Chair Archeski declared the motion approved by a vote of 9-0.

VIII. New Business – No Items for Consideration

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

- a) A draft recommendation report on a partial Public Space Plan for the entry area on City-owned property at the Villages at Bright Leaf (**P.Z. 12 and 13-15 The Villages at Bright Leaf**), which has been submitted by the developers of the subdivision for consideration by the Planning and Zoning Commission; R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); intersection of Taylor Road and State Route 100; supporting said design and related components. (**Ward Five**)

Planner Newberry read the request into the record.

Director Vujnich stated the Commission was previously presented this proposed Public Space Plan at its December 3, 2018 meeting, but postponed action on the item until after the Architectural Review Board completed its review of the proposed structure. He stated the Board acted favorably at its December 10, 2018 meeting on the proposed structure, with a reduced height of twenty-four (24) feet, noting appropriate scale, proportions, and materials. Director Vujnich stated the Public Space Plan includes an enhanced pedestrian network, landscaping, allowable subdivision information signage, the proposed structure approved by the City's Architectural Review Board, and other improvements. He stated the Department is recommending approval of the proposed Public Space Plan.

Discussion was held among Commission Members regarding the proposed plantings and the possibility of requiring more mature types; the placement of the sign on the fence, rather than on the structure; the Architectural Review Board's approval based on the appropriateness of the height and proportions of the structure; and whether or not the petitioner planned any lightning associated with the structure and/or signage placed on the fence.

Chair Archeski invited the petitioner to address the Commission.

Chris DeGuentz, Fischer and Frichtel, stated there is proposed lighting for the architectural elements and the signage, all of which will be compliant with the City's requirements. Mr. DeGuentz outlined the various merits of the proposal, which included the clearing of undesirable vegetation, the scale of the structure, as it relates to the nearby major intersection, consistency and quality of the elements and material with the overall development, and the general improvement of the currently undeveloped area.

A motion by Commissioner Kohn, seconded by Commissioner Lee, to approve the proposed Public Space Plan, with the subdivision information signage placed on the fence, rather than the structure, and the requirement the maturity of the plantings, as measured by caliper size, to be increased.

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

Ayes: Commissioner Helfrey, Commissioner Lee, Commissioner Kohn, Commissioner Gragnani, Commissioner Simpson, Council Member Woerther, and Chair Archeski

Nays: Commissioner Beattie and Mayor Bowlin

Absent: Commissioner Deppeler

Abstain: None

Whereupon, Chair Archeski declared the motion approved by a vote of 7-2.

X. Other – No Items for Consideration

XI. Closing Remarks and Adjournment

A motion by Mayor Bowlin, seconded by Commissioner Beattie, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Archeski adjourned the meeting at 8:10 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.