

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
February 4, 2019

The Planning and Zoning Commission meeting was called to order by Chair Archeski, at 6:30 p.m., on Monday, February 4, 2019, 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 Assistant Director Arnett. The roll call was taken, with the following results:

PRESENT – (7)

Chair Archeski
Commissioner Helfrey
Commissioner Gragnani
Commissioner Beattie
Commissioner Deppeler
Council Member Woerther
Mayor Bowlin

ABSENT – (3)

Commissioner Kohn
Commissioner Lee
Commissioner Simpson

Other City officials present: Director of Planning Vujnich, Assistant Director of Planning Arnett, 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 January 22, 2019 Meeting

A motion was made by Council Member Woerther, seconded by Commissioner Helfrey, to approve the minutes from the January 22, 2019 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 7-0.

IV. Department of Planning Opening Remarks

The Department had no opening remarks.

V. Public Comment Session

Jean Vedvig, 16709 Clayton Road, noted the Development and Zoning Review Committee met this evening, which has a small membership, but she believes the full Commission should participate in those meetings.

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)**

Director Vujnich noted the petitioner was requesting a postponement, so as many Commissioners as possible could review and act upon this request and, with three (3) absent Commissioners, it wished to wait for further discussion of the application. Per the direction of the Commissioners, the request was not read into the record.

Mike Doster, petitioner's legal counsel, addressed the Commission and noted that the plan deserves full consideration by the entire Commission and is respectfully requesting a postponement, until all Commission Members are in attendance to review.

A motion by Commissioner Beattie, seconded by Commissioner Helfrey, to postpone action on the matter, until the full Commission membership can be in attendance.

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

Ayes: Commissioner Helfrey, Commissioner Beattie, Commissioner Deppeler, Council Member Woerther, Mayor Bowlin, and Chair Archeski

Nays: Commissioner Gragnani

Absent: Commissioner Lee, Commissioner Kohn, and Commissioner Simpson

Abstain: None

Whereupon, Chair Archeski declared the motion approved by a vote of 6-1.

Director Vujnich noted Department staff would request, via email, the Commissioner Members anticipated attendance at the February 19th meeting for future scheduling purposes.

VIII. New Business – One (1) Item for Consideration

- a.) A review and recommendation by the Planning and Zoning Commission regarding a follow-up request by the owners of property to allow for an extension of time for the “commencement of construction” to begin on this 11.3 acre site situated within the City’s Town Center Area, which was previously approved for a total of seven (7), multiple-story buildings, housing one hundred sixty-eight (168) condominium and/or apartment units, along with two (2) commercial buildings fronting onto Manchester Road, with associated parking, being identified as **P.Z. 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates**. The property is currently zoned C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts) and located on the north side of Manchester Road, west of Taylor Road (Locator Number: 24V630286/Street Address 16815 Manchester Road). The Commission considered a similar request in 2017. Subsequently, the petitioner requested a variance from the City’s Board of Adjustment for the same, which was granted for a period of twelve (12) months, which expired January 17, 2019. If the Planning and Zoning Commission does not support the requested extension of time, direction is needed as to whether to begin the zoning revocation process, as set forth in the City of Wildwood’s Zoning Ordinance, in Chapter 415.190 C-8 Planned Commercial District. **(Ward Eight)**

Assistant Director Arnett read the request into the record.

Director Vujnich provided a brief history of the rezoning and subsequent extensions issued to this project over the past twelve (12) years. Upon completion of the zoning process, the Great Recession began and interest in development stalled for a number of years. Multiple extensions have occurred to allow additional time for the developer to meet the ordinance requirement of commencement of construction. The rationales for this requirement are to prevent speculative zoning and shortcutting of future regulations. The housing market has rebounded from the Great Recession, which led the Planning and Zoning Commission to previously deny an extension of time for the commencement of construction. The Board of Adjustment authorized the extension. The petitioner is again requesting the time extension, while they actively pursue the sale of the property.

The Department is supportive of an eighteen (18) month extension, providing time until July 17, 2020 for the commencement of construction to begin. This recommendation, in favor of the extension, is due to certain easements and dedications already being completed, which are important to the build out of the Town Center Area; the approved zoning allows clear direction to any interested purchaser; and the Town Center Plan supports the proposed multiple-family land use, which the Department believes is an appropriate transition between surrounding land uses.

Chair Archeski invited the property owner to address the Commission.

Mary Kay Corsair, noted the site has been a tough sale, but they have been actively pursuing such and will continue to do so. She then made herself available to answer questions from the Members.

A motion by Mayor Bowlin, seconded by Commissioner Beattie, to approve the Department’s recommendation.

Discussion was held among Commission Members: the Town Center Update Team’s (TCUT) review of the land use on this property, which the Department would prefer to have them review the plans still approved; the timeframe for TCUT to complete its review, which for this item should happen by Summer; the challenges to the sale, including the cost of development, especially the street that is proposed

through the site and the U.S. Army Corps of Engineers permitting and requirements; the public space included on the property; and the proposals on surrounding properties.

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

Ayes: Commissioner Helfrey, Commissioner Gragnani, Commissioner Beattie, Commissioner Deppeler, Council Member Woerther, Mayor Bowlin, and Chair Archeski

Nays: None

Absent: Commissioner Lee, Commissioner Kohn, and Commissioner Simpson

Abstain: None

Whereupon, Chair Archeski declared the motion approved by a vote of 7-0.

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

- a) A recommendation report prepared by the Department of Planning and Parks regarding a Site Development Section Plan for the relocation of the Wildwood Community Garden to the City Hall property located at 16860 Main Street (St. Louis County Locator Number: 23V220224); terminus of Main Street, at Market Street; C-8 Planned Commercial District; which recommends the Planning and Zoning Commission's favorable consideration and action on this location and associated design components. **(Ward - Eight)**

Assistant Director Arnett read the request into the record.

Director Vujnich presented the Department's recommendation for support of the relocation of the Wildwood Community Garden to the south portion of the City Hall property. The City had to relocate the garden from its leased location, due to future development. He noted there is support in the community for the garden and outlined the locations discussed for its relocation, including City Hall and the Wildwood Family YMCA. He listed the pros and cons of the City Hall location and noted the City Council had voted to support this location. A Site Development Section Plan has been drafted, based upon direction of the City Council, which provides for a first phase of one hundred nineteen (119) beds, including ADA beds, seating, and shade structures, with room for significant expansion.

Discussion was held among Commission Members regarding the potential for the reconstruction of the Essen Log Cabin on this property and the overall buildout potential of the garden in this location, which could approach three hundred (300) beds.

A motion by Commissioner Gragnani, seconded by Commissioner Beattie, to approve the Site Development Section Plan for the relocation of the community garden to the City Hall property.

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

Ayes: Commissioner Helfrey, Commissioner Gragnani, Commissioner Beattie, Commissioner Deppeler, and Mayor Bowlin

Nays: None

Absent: Commissioner Lee, Commissioner Kohn, and Commissioner Simpson

Abstain: Council Member Woerther and Chair Archeski

Whereupon, Chair Archeski declared the motion failed by a vote of 5-0-2.

A motion by Commissioner Beattie, seconded by Commissioner Gragnani, to suspend the rules relative to its reconsideration.

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

Ayes: Commissioner Helfrey, Commissioner Gragnani, Commissioner Beattie, Commissioner Deppeler, Council Member Woerther, and Chair Archeski

Nays: Mayor Bowlin

Absent: Commissioner Lee, Commissioner Kohn, and Commissioner Simpson

Abstain: None

Whereupon, Chair Archeski declared the motion approved by a vote of 6-1.

A motion by Commissioner Gragnani, seconded by Commissioner Beattie, to reconsider action on the Site Development Section Plan for the relocation of the community garden to the City Hall property.

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

Ayes: Commissioner Helfrey, Commissioner Gragnani, Commissioner Beattie, Commissioner Deppeler, Council Member Woerther, Mayor Bowlin, and Chair Archeski

Nays: None

Absent: Commissioner Lee, Commissioner Kohn, and Commissioner Simpson

Abstain: None

Whereupon, Chair Archeski declared the motion approved by a vote of 7-0.

A motion by Commissioner Helfrey, seconded by Commissioner Gragnani, to postpone action on the Site Development Section Plan for the relocation of the community garden to the City Hall property.

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

Ayes: Commissioner Helfrey, Commissioner Gragnani, Commissioner Beattie, Commissioner Deppeler, Council Member Woerther, Mayor Bowlin, and Chair Archeski

Nays: None

Absent: Commissioner Lee, Commissioner Kohn, and Commissioner Simpson

Abstain: None

Whereupon, Chair Archeski declared the motion approved by a vote of 7-0.

X. Other – No Items for Consideration

None

XI. Closing Remarks and Adjournment

A motion by Commissioner Helfrey, seconded by Council Member Woerther, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Archeski adjourned the meeting at 7:17 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.

DRAFT