The Planning and Zoning Commission meeting was called to order by Chair Lee, at 7:00 p.m., on Monday, January 6, 2020, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

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

**PRESENT — (10)**
Chair Lee  
Commissioner Deppeler  
Commissioner Levitt  
Commissioner Helfrey  
Commissioner Gragnani  
Commissioner Kohn  
Commissioner Beattie  
Commissioner Simpson  
Council Member Woerther  
Mayor Bowlin

**ABSENT — (0)**

Other City officials present: Director of Planning Vujnich, 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 2, 2019 Meeting

A motion was made by Commissioner Gragnani, seconded by Commissioner Simpson, to approve the minutes from the December 2, 2019 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Lee declared the motion approved by a vote of 10-0.

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.
V. Public Comment Session

Council Member Stephens, Ward Eight Representative, expressed his concern regarding P.Z. 5, 5(a) and 5(b)-18 Latitude 38N, particularly whether the proposal met the minimum requirements of the City’s Town Center Plan.

Jean Vedvig, 16709 Clayton Road, expressed her concerns regarding the P.Z. 5, 5(a) and 5(b)-18 Latitude 38N proposal, specifically regarding the requested change to the Town Center ‘Downtown District’ designation.

VI. Public Hearings – No Items for Consideration

VII. Old Business – Two (2) Items for Consideration

a) P.Z. 5, 5(a), and 5(b)-18 Latitude N 38, TB Realty and Development, Inc., c/o Tony Bosworth, 2642 State Route 109, Wildwood, Missouri 63040 – A request for modifications to the Town Center Regulating Plan’s designations of two (2) properties that total 2.84 acres of area, which are located at the southeast corner of Eatherton Road and Crestview Drive, from their current categories as “Downtown District” to the “Neighborhood Edge District”. Accompanying the aforementioned Regulating Plan modifications is a request for a change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD), for the same tract of land, again, being located at the southeast corner of Eatherton Road and Crestview Drive (Locator Numbers: 23V210140 and 23V210151/Street Addresses: 2442 and 2448 Eatherton Road). Proposed Use: A total of twelve (12) detached single-family dwellings, with common ground, and required public space areas. (Ward Eight)

Planner Newberry rea the request into the record.

Director Vujnic stated the Commission Members acted at its December 2, 2019 meeting to support the proposed modification to the Town Center Regulating Plan, along with the accompanying change in zoning and the application of the Planned Residential Development Overlay District (PRD), by a vote of 6-4. He stated the draft Letter of Recommendation reflects this action of the Commission and is in the appropriate form to be submitted to City Council for its consideration and attention.

Discussion was held among Commission Members regarding the discussion and recommendation of the Town Center Update Team (TCUT) regarding this proposal; the planned walls along the side and rear yards of some of the lots, particularly those along Crestview Drive; concerns regarding the consistency of the planned architectural elements of the dwellings with the surrounding area; and the role of the City’s Architectural Review Board in the overall review process.

A motion by Commissioner Beattie, seconded by Commissioner Kohn, to accept the Letter of Recommendation, as presented, and forward it to City Council for its consideration and action.

A motion by Mayor Bowlin, seconded by Commissioner Simpson, to amend the original motion to include a requirement to request the City’s Architectural Review Board to consider closely the proposed architecture
of the dwellings, particularly regarding their consistency with the existing built environment in the vicinity of this site.

A motion by Commissioner Levitt, seconded by Commissioner Deppeler, to postpone action on the matter.

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

Ayes: Commissioner Deppeler, Commissioner Levitt, and Mayor Bowlin,
Nays: Commissioner Helfrey, Commissioner Gragnani, Commissioner Kohn, Commissioner Beattie, Commissioner Simpson, Council Member Woerther, and Chair Lee
Absent: None
Abstain: None

Whereupon, Chair Lee declared the motion failed by a vote of 3-7

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

Ayes: Commissioner Helfrey, Commissioner Levitt, Commissioner Kohn, Commissioner Gragnani, Commissioner Beattie, Commissioner Deppeler, Commissioner Simpson, Mayor Bowlin, and Chair Lee
Nays: Council Member Woerther
Absent: None
Abstain: None

Whereupon, Chair Lee declared the motion approved by a vote of 9-1

A roll call vote was taken regarding the original motion, as amended, to approve the draft Letter of Recommendation, with the following results:

Ayes: Commissioner Helfrey, Commissioner Levitt, Commissioner Kohn, Commissioner Beattie, Commissioner Simpson, Mayor Bowlin, and Chair Lee
Nays: Commissioner Deppeler, Commissioner Gragnani, and Council Member Woerther
Absent: None
Abstain: None

Whereupon, Chair Lee declared the motion approved by a vote of 7-3

b) 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 feet 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 rea the request into the record.

Director Vujnic provided a history of the Town Center Update Team’s (TCUT) review of the proposal, at the request of the Planning and Zoning Commission, including a summary of the information that was provided to the Team as part of its consideration. He stated the discussion with the Team included the desire to have a transition from the Town Center Area to the abutting properties outside of it. Director Vujnic stated that the Town Center Update Team (TCUT) ultimately supported a recommendation that would change the designation of the subject tract of land to a new district of the Town Center, Neighborhood Edge Transition District (NET), which would result in a significant reduction in the allowable density upon it. He provided a history of past zoning actions and allowances on the subject tract. Director Vujnic stated the Department is not supportive of the Town Center Update Team’s (TCUT) recommendation. He stated the Department is seeking direction from the Commission at tonight’s meeting regarding the Team’s recommendation and requesting the Commission allow it and petitioner more time to work on certain aspects of the current proposal to address the underlying concerns of the desired transition, among other items relating to such.

Chair Lee invited the petitioner’s representative to address the Commission.

**Mike Doster, petitioner’s legal counsel,** stated the proposal would not be feasible, if the Town Center Update Team’s (TCUT) recommendation was adopted. He stated the petitioner is willing to continue to work with the Department to address certain components of the proposal, as identified by the Commission.

Discussion was held among Commission Members regarding the proposed minimum lot widths; concern regarding the large retaining wall along a portion of the western boundary of the site; concern regarding the meandering sidewalks in the front yard areas; concern regarding direct vehicular access to the proposed Main Street from the residences; and the need to allow the Department more time to work with the petitioner to address certain components of the current proposal.

A motion by Mayor Bowlin, seconded by Commissioner Kohn, to direct the Department to work with the petitioner to address certain components of the proposal, followed by a recommendation to the Commission regarding such.

A roll call vote was taken regarding the motion, with the following results:
Ayes: Commissioner Helfrey, Commissioner Levitt, Commissioner Kohn, Commissioner Gragnani, Commissioner Beattie, Commissioner Deppeler, Commissioner Simpson, Council Member Woerther, Mayor Bowlin, and Chair Lee
Nays: None
Absent: None
Abstain: None

Whereupon Chair Lee declared the motion approved by a vote of 10-0

VIII. **New Business** – One (1) Items for Consideration

a) The City of Wildwood’s Planning and Zoning Commission’s Work Program for the Calendar Year 2020, as set forth in its Amended By-Laws, which were adopted in 2019. *(Wards – All)*

Planner Newberry read the request into the record.

Director Vujnich stated the Commission reviewed the draft 2020 Work Program at its previous meeting, at which time, it requested the addition of a task that would have Members review the City’s regulations relating to solar panels to the 2020 Work Program. He stated this item has been added to it and the Department is seeking the Commission’s action to adopt it for the calendar year 2020.

No discussion was held among Commission Members regarding this item.

A motion by Council Member Woerther, seconded by Commissioner Levitt, to adopt the Commission’s 2020 Work Program.

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

Ayes: Commissioner Helfrey, Commissioner Levitt, Commissioner Kohn, Commissioner Gragnani, Commissioner Beattie, Commissioner Deppeler, Commissioner Simpson, Council Member Woerther, Mayor Bowlin, and Chair Lee
Nays: None
Absent: None
Abstain: None

Whereupon Chair Lee declared the motion approved by a vote of 10-0

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

X. **Other** – One (1) Item for Consideration

a) Approval of the Planning and Zoning Commission’s 2020 Meeting Schedule *(Wards – All)*

Director Vujnich stated the Department is presenting the Commission’s 2020 Calendar for its planned regular meetings and Workshops and seeking the Commission’s endorsement of it.
A motion by Commissioner Levitt, seconded by Commissioner Beattie, to endorse the 2020 Commission Meeting Schedule. A voice vote was taken regarding the motion. Hearing no objections, Chair Lee declared the motion approved by a vote of 10-0.

XI. Closing Remarks and Adjournment

A motion by Council Member Woerther, seconded by Commissioner Beattie, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 8:15 p.m.

Approved by: [Signature]
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.