

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

January 21, 2020

The Planning and Zoning Commission meeting was called to order by Chair Lee, at 7:00 p.m., on Tuesday, January 21, 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 – (9)

Chair Lee
Commissioner Deppeler
Commissioner Levitt
Commissioner Helfrey
Commissioner Gragnani
Commissioner Kohn
Commissioner Beattie
Council Member Woerther
Mayor Bowlin

ABSENT – (1)

Commissioner Simpson

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 January 6, 2020 Meeting

A motion was made by Commissioner Beattie, seconded by Commissioner Kohn, to approve the minutes from the January 6, 2020 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 9-0.

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

V. Public Comment Session

Diane Hudson, 18068 Babler Woods Road, read her comments into the record, which are attached to these meeting minutes.

Rick Archeski, 506 Lighthouse Point Court, provided a list of items of concern regarding the proposed P.Z. 9-18 The Reserve at Wildwood, which included the lack of street connectivity; the retaining walls along the western boundary of the site; the lot sizes on the western portion of the site; the number of proposed lots; the lack of buffer on the northern section of the site; direct vehicular access from the homesites to proposed Main Street; lot widths, generally; and disturbance near the headwaters of Bonhomme Creek.

Council Member Stephens, Ward Eight Representative, expressed his concern regarding P.Z. 9-18 The Reserve at Wildwood and his opinion regarding the lack of support within the community for this type of development.

Jean Vedvig, 16709 Clayton Road, expressed her concerns regarding the waterfall and large water feature associated with P.Z. 15-17 Babler Farms, L.L.C., specifically relating to the operation of them and public safety and health.

VI. Public Hearings – No Items for Consideration

VII. Old Business – Two (2) Items 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 stated the petitioner provided a letter via email earlier today requesting no action be taken on this item at tonight's meeting and for it to be postponed to allow it time to review the Department's recommendation. Director Vujnich noted the petitioner's representative is in attendance.

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

Mike Doster, petitioner's legal counsel, stated the petitioner is requesting additional time to review the Department's recommendation. Mr. Doster respectfully requested the Commission postpone the matter at tonight's meeting.

Discussion was held among Commission Members regarding the need to postpone the matter to a date certain.

A motion by Commissioner Levitt, seconded by Commissioner Kohn, to postpone the matter until the March 2, 2020 Planning and Zoning Commission meeting. A voice vote was taken regarding the motion. Hearing no objections, Chair Lee declared the motion approved by a vote of 9-0.

- b) **P.Z 11-19 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to review Section 415.030 Definitions, Section 415.400 Sign Regulations – General, Section 415.410 Sign Regulations for "FP", "PS", "NU", and all "R" Districts, Section 415.420 Sign Regulations for all "C" and "M" Districts, Section 415.430 Subdivision Information Signs, and Section 415.440 Temporary Signs, specifically for the purposes of considering possible changes to certain existing regulations to address comments and concerns from members of the public regarding their timeliness and applicability, and to review recent relevant legal developments regarding the same. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich provided a history of the Commission's recent review of the City's Sign Regulations, specifically relating to the 2015 ruling of the Supreme Court of the United States (SCOTUS) regarding content neutral requirements in this regard. He also stated, in 2019, City Council requested an overall review of the City's Sign Regulations. Director Vujnich stated the Department presented its Information Report to the Commission on November 4, 2019, which identified fifteen (15) items that were endorsed by the Members, with the intent to act as a guide for the Department and City Attorney in the preparation of the draft amendments to the Sign Regulations. He stated the City Attorney assisted in the draft of the amended Sign Regulations, which are being presented at tonight's meeting for review and discussion.

Discussion was held among Commission Members regarding a clarification of whether or not a logo is included in the calculation of the outline area of a sign and the request to hold a Work Session to discuss the proposed amended Sign Regulations.

A motion by Mayor Bowlin, seconded by Commissioner Helfrey, to request the Department to prepare a document summarizing the recommended amendments and schedule a Work Session of the Planning and Zoning Commission to discuss the matter in more detail. A voice vote was taken regarding the motion. Hearing no objections, Chair Lee declared the motion approved by a vote of 9-0.

VIII. New Business – No Items for Consideration

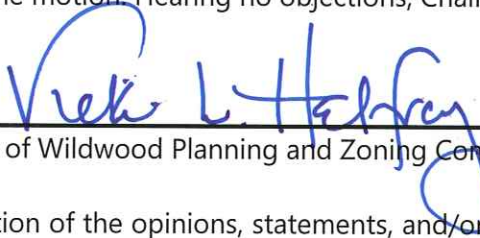
IX. Site Development Plans-Public Space Plans-Record Plats – No Items for Consideration

X. Other – No Items for Consideration

XI. Closing Remarks and Adjournment

A motion by Commissioner Helfrey, seconded by Commissioner Levitt, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 7:58 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.