

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
January 24, 2017 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair Baugus, at 6:03 p.m., on January 24, 2017, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (6)

Council Member Manton
Council Member Cox
Council Member Bertolino
Council Member Levitt
Council Member Goodson
Chair Baugus

ABSENT – (2)

Council Member De Hart
Council Member Alexander

Other City Officials present:

Ryan Thomas, City Administrator
Joe Vujnich, Director of Planning and Parks
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Meeting of December 20, 2016:

A motion was made by Council Member Goodson, seconded by Council Member Cox, to approve the minutes of the December 20, 2016 meeting. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Baugus.

III. Action Items:

a.) Parks Matters – Four Items for Consideration

1. Discussion on Lease Agreement with St. Louis County and Future Development of Belleview Farms (Wards – All).

Director of Planning and Parks Vujnich provided an overview of the Belleview Farms Property’s existing lease agreement and the agreed upon development goals with St.

Louis County. He noted several of the goals established in the initial agreement (main roadway improvement, internal park driveway, parking area, and a trail) were to be completed, or well underway, by January 2017, and they are not completed. Director of Planning and Parks Vujnich reminded the Committee, during the November 2016 meeting, it was decided the Department should contact the St. Louis County Department of Parks and Recreation and request additional time to develop the Belleview Farms property. He noted that, if a time extension for development was granted, the Department could explore more options with potential partners on this project and seek their participation in it.

Director of Planning and Parks Vujnich advised a letter was sent to the St. Louis County Department of Parks and Recreation advising of progress made to this point at Belleview Farms, the City's request for additional time, and the desire to continue working toward the park's opening. He informed the Committee the St. Louis County Department of Parks and Recreation agreed to extend the portion of the lease agreement involving improvement levels for three (3) years and provided a draft lease agreement for action by the City. He added, with a favorable recommendation by the Committee, the issue can be forwarded to the City Council for its review and consideration.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to recommend acceptance of the new lease agreement with St. Louis County concerning the Belleview Farms Property, as presented, and forward to the City Council for its review and consideration. A voice vote was taken to approve the motion, with affirmative result (Council Member Bertolino abstained from the vote). The motion was declared approved by Chair Baugus (five (5) in favor; one (1) abstained; and two (2) absent).

2. Old State Road Sidewalk Bidding Results and Recommendations (Ward – Seven)

Director of Planning and Parks Vujnich provided an overview of a plan to provide pedestrian access to the Rock Hollow Trail from subdivisions located north of Old State Road, most of which are part of Ward Seven. He noted that other "neighborhoods" would benefit also and the planned project would provide a safe, logical path for pedestrians and others to reach the Rock Hollow Trail. Director of Planning and Parks Vujnich also presented results of a bid opening for the *Old State Road – Ridge Road Walkway Project*. He informed the Committee that five (5) general contractors' submitted base proposals for the project and Kelpo Contracting was the lowest bidder, which was/is substantially less than the budgeted amount of one hundred twenty-five thousand dollars (\$125,000.00). Director of Planning and Parks Vujnich informed the Committee that, if the bid from Kelpo Contracting (\$96,028.00) was found favorable after its review, the matter could be forwarded to the City Council for its consideration.

Discussion among Committee Members included the following: the general opinion a project of this nature is long overdue; and comment making sure the walkway project would be handicap accessible.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to recommend the acceptance of the bid results from Kelpo Contracting concerning the construction of the *Old State Road – Ridge Road Walkway Project* and forward the City Council for its recommendation/consideration. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair Baugus.

3. Pond Athletic Association Accounting – 2016 Season (2017 Fiscal Year Funding) Ward – One.

Assistant Director of Planning and Parks Kathy Arnett provided an overview of the financial support provided to the Pond Athletic Association (PAA) over the last few years. One of the conditions for this financial support/funding requires the Pond Athletic Association (PAA) to provide the City accounting reports indicating how this money was directed and used. She noted, for the Committee, that ten thousand dollars (\$10,000.00) had been set aside for the association for the 2016 Fiscal Year. The funding from the 2017 Fiscal Year will not be limited to solely support the training league, but also the other teams in the league, who are the future of baseball and softball in Wildwood, and the region. Assistant Director of Planning and Parks Arnett did point out the Wildwood financial support did not include matters of field maintenance, field equipment maintenance, or general park maintenance. She summarized her presentation informing the Committee that, with the support being budgeted by the City Council and the accounting information being provided by the Pond Athletic Association, the Department believes the requirements for the funding have been met. The Committee was ask for a motion and a second to authorize the payment of funds to the Pond Athletic Association (PAA) for the 2017 Fiscal Year.

Discussion among Committee Members included the following: the fact the funding for the Pond Athletic Association (PAA) has been set aside for this purpose; the suggestion this information should be presented to the full City Council during the Work Session; and the general opinion the Pond Athletic Association does benefit Wildwood residents in significant fashion.

A motion was made by Council Member Goodson, seconded by Council Member Levitt, to authorize payment of funds to the Pond Athletic Association (PAA) with/after a favorable review/authorization from the City Council during an upcoming Council Work Session. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Baugus.

4. Proposed Activities of the Boy Scout Troops for the 2017 Celebrate Wildwood Event (Wards – All)

Director of Planning and Parks Vujnich explained the level of participation of the Boy Scouts of America at the Celebrate Wildwood Event over the last four (4) years. He noted this partnership has been a key element to the Celebrate Wildwood Event and the scouts have offered a variety of activities and learning experiences for those attending. Director of Planning and Parks Vujnich advised, in an effort to draw a wider audience and provide a new variety of activities, the scouts wish to bring some new activities to the Celebrate Wildwood Event. He advised several of these proposed events deserve the attention/consideration of the Committee and City Council. These activities included: potato launchers, bb/air soft target practice, and archery. The Committee was informed the activities would be monitored to the highest safety standards that all Boy Scout of America activities must meet and the St. Louis County Police Department – Wildwood Precinct had also been consulted and did not object to their inclusion.

Discussion among Committee Members included the following: whether the owner of the property (Ed Kohn) is aware of these proposed activities; discussion on how the potato guns would be used; the fact the Boy Scouts of America have strict safety precautions; the general opinion these activities will attract older kids; the belief these activities are age appropriate for those individuals attending the event; and the question of how many activities will be organized east of City Hall.

A motion was made by Council Member Manton, seconded by Council Member Cox, to recommend approval of the proposed Boy Scout Activities for the 2017 Celebrate Wildwood Event, after the review/consideration of the City Council. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair Baugus.

b. Planning Matters – One (1) item for Consideration

1. Certification of Appeal that was Submitted by Pulte Homes of St. Louis, L.L.C. and the Consideration of the Department of Planning’s Recommendation Report (Ward – Two).

Chair Baugus provided an overview of the appeal submitted by Pulte Homes of St. Louis and explained the meeting procedure that would be followed on this subject. The order of presentation was: the Department of Planning presentation; Appellant’s presentation; Public Comment; and Committee comments, questions, and action.

Department of Planning Presentation: Director of Planning and Parks Vujnich provided an overview of his presentation. Before beginning his *in depth* presentation, he requested the appeal/request of Pulte Homes of St. Louis be read into record. This was completed by Chair Baugus.

Director of Planning and Parks Vujnich explained the contents of the package prepared for the evening's meeting and presented a thorough summary of each of the four (4) following areas:

1. The Department of Planning's letter to City Council on the appeal process, as set forth by the Zoning Ordinance.
2. The Planning and Zoning Commission's Letter of Recommendation on the matter.
3. The Department of Planning's Information Report on the matter.
4. All the background on this proposal, since its inception, including public comment.

In summary, he noted the petitioner is seeking a change in the Master Plan, along with a change in zoning from the NU Non-Urban Residence District to the R-1 One Acre Residence District on a portion of the site. This rezoning will be accompanied by a Planned Residential Development Overlay District (PRD) in association with the same area, thereby allowing the clustering of the proposed lots in the southern one thousand (1,000) feet of the overall one hundred twenty-four acre site. Director of Planning and Parks Vujnich noted that, over the course of the review of these requests, the proposal for the development of this site by the petitioner has changed and led to a reduction in the number of lots due to a lesser amount of the site being designated "Suburban Residential Area" versus its current "Non-Urban Residential Area" by the Master Plan.

It was noted the Planning and Zoning Commission considered, and denied, the three (3) formal requests by the petitioner in *early 2016*. Condensed, the three (3) requests included:

Master Plan Change;
Modification in the site's zoning district designation;
The use of the *Planned Residential Development Overlay District (PRD)*.

Director of Planning and Parks Vujnich advised the Committee, concerning the latest proposal submitted by Pulte Homes (as in the past), the Department did recommend a change to the Conceptual Land Use Classification of the Master Plan for a portion of the eight (80) acre tract of land to allow for its development under the requirements of the 'Sub-Urban Residential Area' definition, or no more than on (1) lot for every acre of ground. This portion of this eighty (80) acre tract of land would be defined by the following description: the extent of Sub-Urban Residential Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it). However, the Commission voted not to support such.

Appellant's Presentation: Matt Segal, representative of the Pulte Group, provided an overview of the matter under consideration from the perspective of Pulte Homes of St.

Louis. He noted this project has been in process since before December 2015. Mr. Segal advised that, through each step, everyone involved has been working towards a compromise. He informed the Committee the main focus of this development proposal has involved density, drainage, and traffic.

Mr. Segal explained the proposed two (2) separate *villages* (east and west) associated with the development proposal and how the *villages* would create a favorable transition to/from surrounding subdivisions.

He noted that, in the earlier request made in 2016, six (6) concerns were identified regarding disturbance in many of the more environmentally sensitive areas of the property, particularly with the defined system of ephemeral drainageways, while also having limited buffer distance between the proposed new home sites and existing three (3) acre or greater properties abutting the boundaries of it. These concerns included:

1. Land disturbance is planned within fifty (50) feet of a major creek tributary located on the property (Grading Code).
2. Portions of the creek are further disturbed by the installation of dry detention basins (Natural Resource Protection Standards).
3. Ephemeral drainage ways are disturbed and utilized for the purposes of construction improvements, utilities, infrastructure, and home sites (Natural Resource Protection Standards).
4. Sloped areas, greater than thirty (30) percent, which are one hundred percent (100%) protected under the Natural Resource Protection Standards of the City's Subdivision and Development Regulations, are disturbed.
5. Tree preservation characteristics suffer on a number of lots due to planned grading (Tree Preservation and Restoration Standards).
6. Stormwater improvements are placed in the perimeter setback areas of the parcel of ground, which leads to disturbance in in protected locations (Grading Code).

Mr. Segal stressed that all six (6) concerns have been addressed and the current proposal will actually improve existing situations for current homes in the area. He further emphasized traffic experts have determined the proposed development will not cause unreasonable issues and, based on facts, this project has considerable merit for the Wildwood Community.

Discussion among Committee Members included the following: compliments on the thorough presentations by the Department and the Pulte Homes representative; the question of why three (3) acre lots for the entire development are not feasible; questions of topography issues and if that has an influence over a complete development of three (3) acre lots; the question concerning the economic feasibility of three (3) acre lots; the question if 92% of the runoff problems can be addressed, what kind of problems is the other 8% going to cause; the question of the distance between houses in the development; whether the Planning and Zoning Commission has seen the plan being presented at this meeting; whether two (2) different styles of homes makes the development a *mixed land use*; the belief there will be two (2) different “markets” in the proposed development; the concern the proposed development will affect the traffic on Valley and Strecker Roads; the belief traffic issues in the area are already a challenge and the roadways leave very little room for errors; whether the Brentmoor Place Subdivision occurred before Wildwood incorporated; the fact the updated Master Plan, and those individuals participating in its review, determined the land use on this parcel of ground should not be changed; the fact the Planning and Zoning Commission has already voted unanimously against the proposal; and an extensive review/recap of the Planning and Zoning Commission’s decision.

Public Comment from Speakers from Previous Public Hearing, Protestants, and Others:

It should be noted fifty-one emails were received at City Hall, all not supporting the proposed development.

Neil Burns: the proposal and the explanation offered can be interpreted in many different ways; the areas eliminated from development were only removed because it was not possible to develop the property; the drainage problems currently being experienced by surrounding homes was caused by clearance of the upper ridge areas; the Planning and Zoning Commission has already unanimously denied the development; Caulks Creek is a huge issue with this development; in order to create detention basins, large numbers of trees will have to be destroyed; this development does not benefit surrounding property owners; and the development does not conform to the land use policies by the City.

Dan Rowton: strong opposition needs to be stressed regarding this development proposal; density is the major issue; this proposal defies the Master Plan; the City needs to up-hold the existing Master Plan, not consider changing it; and the decision of the Planning and Zoning Commission needs to be supported.

Dave Beerbower: the basis of tonight’s appeal is that Pulte Homes didn’t like the decision of the Planning and Zoning Commission; and the property deserves a better fate than this development.

Robert Kipp: opposed to the development and concurs with the others and their statements.

Ed Hugill: Brentmoor Place Subdivision has been around for a long time; Pulte Homes is simply copying many developments that occurred before the City of Wildwood incorporated; there will be huge traffic concerns; there are already huge traffic problems because of schools (Crestview Middle School) in the mornings and evenings; the additional traffic will present major concerns involving pedestrians and bicyclists that use the road every day; if you make a one (1) foot mistake on Valley Road, while driving, you end up in a ditch; emergency responders (especially fire department) may have trouble with access and will most likely have to use Brentmoor Place Subdivision streets; and the decision of the Planning and Zoning Commission should be supported.

Shelly Burke: “no disturbance” and “no impact” are terms that taint the truth; and a request to do a water study to find out how the development will affect the area water table.

A motion was made by Council Member Manton, seconded by Council Member Bertolino, recommending the Department prepare a draft report for the Committee’s February meeting, which supports the decision of the Planning and Zoning Commission regarding the appeal by Pulte Homes of St. Louis LLC. A voice vote was taken to approve the motion, with affirmative result (Council Member Levitt was absent at the time of this motion). The motion was declared approved by Chair Baugus.

c. Executive Session Matters:

Executive Session Pursuant to RSMO 610.021(2) Lease, Purchase, or Sale of Real Estate – Part II:

A motion was made by Council Member Bertolino, seconded by Council Member Cox, to enter into Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2)). A roll call vote was taken on the motion, with the following results:

Ayes: Council Members Manton, Cox, Bertolino, Levitt, Goodson, and Chair Baugus.

Nays: None

Absent: Council Members De Hart and Alexander

The motion was declared approved by Chair Baugus.

Time: 7:50 p.m.

A motion was made by Council Member Manton, seconded by Council Member Cox, to leave Executive Session with regard to the lease, sale, or purchase of real estate

(RSMO 610.021 (2). A roll call vote was taken on the motion, with the following results:

Ayes: Council Members Manton, Cox, Bertolino, Levitt, Goodson, and Chair Baugus.

Nays: None

Absent: Council Members De Hart and Alexander.

The motion was declared approved by Chair Baugus.

Time: 8:00 p.m.

d. Other Park and Planning Matters – Six (6) Items for consideration – Time Permitting

- 1.) **Discussion on the City’s review and approval process used for the Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District. (Wards – All)**
- 2.) **Reservation and Registration Update (Wards – All)**
- 3.) **Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)**
- 4.) **Update on Parks and Recreation Action Plan (Wards – All)**
- 5.) **Overview of Process for 2017 Update to Action Plan for Parks and Recreation (Wards – All)**

Due to time constraints, all items in this section were postponed until a future date.

IV. Not Ready for Action – Parks and Planning Matters – Thirteen (13) Items:

No Items Ready for Action.

V. Other Matters

None at this time.

VI. Closing Remarks and Adjournment:

Director of Planning and Parks Vujnich and Chair Baugus summarized the evening’s meeting and a motion was made by Council Member Manton, seconded by Council Member Goodson, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair Baugus at 8:01 p.m.