The Planning and Zoning Commission meeting was called to order by Vice-Chair Gragnani, at 7:00 p.m., on Monday, February 18, 2020, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

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

PRESENT – (6)
Commissioner Deppeler
Commissioner Helfrey
Commissioner Beattie
Vice Chair Gragnani
Council Member Woerther
Mayor Bowlin

ABSENT – (4)
Chair Lee
Commissioner Levitt
Commissioner Kohn
Commissioner Simpson

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

II. Review Tonight's Agenda / Questions or Comments

Director Vujnich noted a number of individuals in attendance at tonight’s meeting are interested in the outcome of the agenda item relating to the Bluff View Park improvements. He respectfully requested the Commission consider that matter as its first agenda item.

A motion by Mayor Bowlin, seconded by Commissioner Beattie, to move the proposed Bluff View Park improvements to the first item for consideration on tonight's agenda. A voice vote was held regarding the motion. Hearing no objections, Vice-Chair Gragnani declared the motion passed by a vote of 6-0.

III. Approval of Minutes from the February 3, 2020 Meeting

A motion was made by Commissioner Beattie, seconded by Commissioner Helfrey, to postpone action on the approval the minutes from the February 3, 2020 meeting. A voice vote was taken regarding the motion. Hearing no objections, Vice-Chair Gragnani declared the motion approved by a vote of 6-0.

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

V. Public Comment Session
Bryan Adams, 3371 John's Cabin Road, provided background information regarding the Gateway Off Road Cyclists (GORC), its projects in the area, and its volunteer efforts relating to trail development and maintenance. Mr. Adams summarized the proposed improvements at Bluff View Park and highlighted the benefits of them to the community.

Lara Houseman, 670 Shadowridge Drive, expressed her support of the proposed improvements at Bluff View Park, specifically noting those items for families that would like to recreate together.

Jeff Powell, 11 Windjammer Court, stated he is a Physical Education Teacher with Rockwood School District, and supportive of the proposed improvements at Bluff View Park, stating his students could benefit from a facility such as those trails and courses, which are being proposed.

Chris Mileski, 17100 Centaur Station Drive, stated he is a resident, a representative of the Missouri Chapter of the National Interscholastic Cycling Association (NICA), and a volunteer with Gateway Off Road Cyclists (GORC). He stated he is supportive of the proposed improvements at Bluff View Park.

Todd Holtmann, expressed his support for the proposed improvements at Bluff View Park, specifically noting the mix of skill levels, which would benefit kids and families.

Paul Keppel, 18615 Hardt Road, stated he is supportive of the proposed improvements to Bluff View Park. He highlighted several benefits he thinks the improvements will provide to the Wildwood community.

David Hudson, 18068 Babler Woods Road, requested that, as part of the codification process, the City consider digitizing the City's Tree Manual, so that it is searchable on electronic devices.

VI. Public Hearings – No Items for Consideration

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

a) A recommendation report for planned trail and other improvements at Bluff View Park in conjunction with Gateway Off-Road Cyclists (GORC), which will allow for different uses within the ninety-nine (99) acre public space area; PS Park and Scenic District; south side of Old State Road, east of State Route 109 (Street Address: 1900 Old State Road/St. Louis County Locator Number: 26U430012); supporting the granting of rights for these purposes to this private, not-for-profit organization. (Ward Six)

Planner Newberry read the request into the record.

Director Vujnicj provided a brief history of the development of Bluff View Park, which is a partnership between the City of Wildwood, St. Louis County, and now Gateway Off Road Cyclists (GORC). He noted the success and popularity of the park, particularly the single track natural surface trails constructed and maintained by the volunteers of Gateway Off Road Cyclists (GORC). Director Vujnicj stated Gateway Off Road Cyclists (GORC) have proposed additional improvements to Bluff View Park, including an approximately 3,950 feet of an additional single track flow trail, a skills area, and a family/kid’s trail area. He stated the Department is recommending approval of the proposed improvements, as depicted on the Amended Site Development Plan (ASDP).
Discussion was held among Commission Members regarding Gateway Off Road Cyclists (GORC) constructing the improvements at no cost to the City.

A motion by Mayor Bowlin, seconded by Commissioner Helfrey, to accept the Department’s recommendation, as presented.

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

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

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

b) P.Z. 1-20 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 - A request for the review and recommendation by the Planning and Zoning Commission of various proposed amendments to the zoning regulations that are set forth in Title IV of the Code of Ordinances of the City of Wildwood, made in conformance with State Statute, and to update various zoning regulations set forth therein. (Wards – All)

Director Vujnich read the request into the record.

Planner Newberry provided a brief outline of the codification process to date and the review conducted by the Departments of Administration, Planning and Parks, and Public Works, in conjunction with the City Attorney and the codification company. He stated the Planning and Zoning Commission held a public hearing regarding this matter at its February 3, 2020 meeting. Planner Newberry stated the Department is supportive of the identified changes to Title IV Land Use Section of the City’s Code of Ordinances and recommending favorable action by the Planning and Zoning Commission.

Discussion was held among Commission Members regarding the relationship between the recommended changes and the Commission’s recently updated By-Laws and the comment heard during Public Comment Session regarding the City’s Tree Manual.

A motion by Commissioner Deppeler, seconded by Commissioner Helfrey, to accept the Department’s recommendation, as presented.

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

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

IX. New Business – One (1) Item for Consideration
a) An action of the Planning and Parks Committee regarding future items for the Planning and Zoning Commission’s Work Program that were considered and acted upon by its members for inclusion of them for action in Fiscal Year 2020. (Wards – All)

Planner Newberry read the request into the record.

Director Vujnich stated the Planning and Parks Committee, when presented the Planning and Zoning Commission’s 2020 Work Program, provided additions to it for its consideration.

No discussion was held among Commission Members regarding this item.

A motion by Mayor Bowlin, seconded by Commissioner Helfrey, to adopt the Planning and Parks Committee’s requested additions to the Planning and Zoning Commission’s Work Program for Fiscal Year 2020.

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

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

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

a) A recommendation report for a new monument type sign for New Community Church (St. Louis County’s P.C. 26-91 New Community Church), which is required, given its current representation will be removed from its existing location by the City of Wildwood, as part of its Phase Three Manchester Road Streetscape Project; Amended C-8 Planned Commercial District; north side of Manchester Road, west of Taylor Road Roundabout (Street Address: 16801 Manchester Road/St. Louis County Locator Number: 24V630297) thereby supporting the proposed siting of it at the selected location along the property’s primary frontage. (Ward Eight)

Planner Newberry read the request into the record.

Director Vujnich provided a brief history of the Commission’s review of the proposed location of the petitioner’s monument sign. He stated the Commission previously requested a mock-up of the proposed sign be installed at such time the Manchester Road Streetscape Phase III project was nearer completion. Director Vujnich noted the mock-up had been installed for the Commission’s review and the Department is presenting its report with recommendation, regarding the placement of the monument sign. He stated the Department is recommending approval of the proposed location of the monument sign.

Discussion was held among Commission Members regarding the action of the Board of Adjustment (BOA) regarding the placement and area of the sign and clarification regarding the current and future finish grade of the location, as it relates to the height of the sign.
A motion by Council Member Woerther, seconded by Mayor Bowlin, to approve the Amended Site Development Plan (ASDP), with the following conditions: (1) the sign shall not be located closer than eighteen (18) inches to the edge of the new sidewalk to be constructed as part of Phase III Manchester Road Streetscape Project; and (2) its height is to be minimized to the greatest extent possible relative to finish street grade at Manchester Road.

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

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

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

A motion by Commissioner Helfrey, seconded by Commissioner Beattie, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Vice-Chair Gragnani adjourned the meeting at 8:18 p.m.

Approved by: Vicki Helfrey

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.