

CITY OF WILDWOOD, MISSOURI  
RECORD OF PROCEEDINGS

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**MEETING OF THE PLANNING AND ZONING COMMISSION**

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

March 1, 2021

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The meeting of the Planning and Zoning Commission was called to order at 6:30 p.m., on Monday, March 1, 2021, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri and via the videoconferencing tool Zoom.

I. Welcome to Attendees and Roll Call of Commission Members

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

PRESENT – (9)

Commissioner Helfrey  
Commissioner Beattie  
Commissioner Deppeler  
Commissioner Broyles  
Commissioner Ward  
Commissioner Kohn  
Council Member Brost (*arriving at 7:00 p.m.*)  
Mayor Bowlin  
Chair Lee

ABSENT – (1)

Commissioner Jackson

Other City officials present, via the videoconferencing tool Zoom, included the Director of Planning and Parks Vujnich, Director of Public Works Brown, Senior Planner Newberry, and City Attorney Young

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the meeting agenda.

III. Approval of Minutes from the February 16, 2020 Meeting

A motion was made by Commissioner Ward, seconded by Commissioner Broyles, to approve the minutes from the February 16, 2021 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 8-0.

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

V. Public Comment Session

Council Member Garritano, Ward Eight Representative, spoke on behalf of Virgil Schmidt, 16921 Crestview Drive, regarding his concerns about the slow pace of development and overall viability of the 'Downtown District' of the Town Center Area, where he owns property.

VI. Public Hearing – No Items for Consideration

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

- a) P.Z. 11-20 Monarch Fire Protection District, c/o FGM Architects Inc., One Metropolitan Square, Suite 1945, St. Louis, Missouri 63102 – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a three (3) acre tract of land that is located on the south side of Wild Horse Creek Road, at its intersection with Eatherton Road (Street Addresses: 18304 Wild Horse Creek Road and 18304 Wild Horse Creek Road – Unit A/St. Louis County Locator Numbers: 19W510215 and 19W510194). Proposed Use: A new fire station, with living quarters and associated parking areas. Public sanitary sewer service is planned to be extended to the site. (Ward One)

Senior Planner Newberry read the request into the record.

Director Vujnich provided a summary of the various documents provided by the petitioner, which were available separately from the draft Letter of Recommendation, which did include background information prepared by the Department. He stated the Commission acted at its February 1, 2021 meeting to not support a motion to approve the favorable recommendation by the Department, thereby resulting in the denial of the request for the Conditional Use Permit (CUP) for the new fire station. Director Vujnich stated the draft Letter of Recommendation reflects the action of the Commission regarding this item and is in the appropriate form to be forwarded to City Council for its receipt, filing, and consideration.

No discussion was held among Commission Members regarding this item.

A motion by Mayor Bowlin, seconded by Commissioner Helfrey, to approve the Letter of Recommendation, thereby not granting the requested Conditional Use Permit (CUP) for the new fire station.

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

Ayes: Commissioner Helfrey, Commissioner Ward, Commissioner Broyles, Commissioner Beattie, Commissioner Deppeler, Mayor Bowlin, and Chair Lee

Nays: Commissioner Kohn

Absent: Commissioner Jackson and Council Member Brost

Abstain: None

Chair Lee declared the motion approved by a vote of 7-1.

VIII. New Business – No Items for Consideration

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

X. Other – One (1) Item for Consideration

- a.) Work Session of the Planning and Zoning Commission on the Town Center Update Team's (TCUT) twenty-four (24) month review of the current Town Center Plan and its five (5) main components, with discussion, comments, and questions encouraged on its recommended changes. These main components of the Town Center Plan include the Town Center Boundary Map, the Regulating Plan, the Street Network Map, the Neighborhood Design Standards, and the Architectural Guidelines. The final action of the Planning and Zoning Commission on any or all of the recommended changes to the Town Center Plan are part of a required ten (10) year review cycle of the City for its major planning documents. (Wards – One, Four, Five, Seven, and Eight)

Senior Planner Newberry read the request into the record.

Director Vujnich provided a brief history of the creation, implementation, and the past updates to the City's Town Center Plan. He identified the five (5) major components of the Town Center Plan, then noting the Town Center Update Team (TCUT) has recommended several changes and updates to each of these major components. Director Vujnich stated the purpose of tonight's Work Session is to discuss and receive feedback from Commission Members regarding the Town Center Update Team's recommendations and the overall Town Center Plan.

Discussion was held among Commission Members regarding the future extension of Main Street, where the private roadway Crestview Drive is currently located; the recommended land use categories along the future extension of Main Street (Crestview Drive); varying perspectives regarding the allowance of drive-through facilities, with some Commission Members not supporting such and others advocating for them at certain locations, i.e. State Route 109; the need to ensure the consistent application of the required garage offset from the front façade of the home; the consideration of which locations within the Town Center Area would allow multiple family residential units; the past and future application of build-to, setbacks, and other offsets; the characteristics of the properties within the proposed Town Center Boundary expansions; and the density associated with the proposed Neighborhood Edge Transition District (NET), with varying opinions among Commission Members regarding whether or not it should be considered to be increased.

No action was required for this agenda item.

XI. Closing Remarks and Adjournment

A motion by Commissioner Broyles, seconded by Commissioner Beattie, 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: Vicki Halfrey  
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.