The Planning and Zoning Commission meeting was called to order by Chair Lee, at 7:00 p.m., on Monday, March 2, 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 Levitt
Commissioner Helfrey
Commissioner Deppeler
Commissioner Gragnani
Commissioner Kohn
Commissioner Beattie
Council Member Woerther
Mayor Bowlin

ABSENT – (1)
Commissioner Simpson

Other City officials present: Director of Planning Vujnic, 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 February 3, 2020 and February 18, 2020 Meetings

A motion was made by Commissioner Beattie, seconded by Commissioner Levitt, to approve the minutes from the February 3, 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 7-0, with two (2) abstentions (Commissioner Deppeler and Council Member Woerther).

A motion was made by Commissioner Deppeler, seconded by Commissioner Beattie, to approve the minutes from the February 18, 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 7-0, with two (2) abstentions (Commissioner Levitt and Chair Lee).
IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

V. Public Comment Session

Tracy Tegethoff, 504 Willow Glen Court, stated she is supportive of the requested extension of time for the commencement of construction for P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates, in order to allow for a new multiple family development to begin further discussions. She cited the need for affordable housing options, specifically rental units, in order to retain and attract people to Wildwood who would benefit from such.

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

VI. Public Hearings – No Items for Consideration

VII. Old Business – Four (4) Items for Consideration

a) 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)

Planner Newberry read the request into the record.

Director Vujnich provided a brief summary of the Commission’s review of this matter. He stated the Commission acted unanimously at its February 18, 2020 meeting to support the proposed amendments, as presented. Director Vujnich thanked the City Attorney for his assistance in this recodification process. Director Vujnich stated the draft Letter of Recommendation is in the appropriate form for final action by the Commission, which, thereafter, would be forwarded to City Council for consideration and action.

No discussion was held among Commission Members regarding this item.

A motion by Commissioner Helfrey, seconded by Commissioner Gragnani, to approve the codification items, as presented.

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

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

Chair Lee declared the motion approved by a vote of 9-0
b) P.Z. 17-19 Michelle and Geoffrey Nash, 388 Steeple Lane, Wildwood, Missouri 63005, c/o Sunsource Homes Inc., 322 Southwest Boulevard, Kansas City, Missouri 64108 – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District (Street Address: 388 Steeple Lane/.locator Number: 19V430291) for the installation of ground-mounted solar panels upon this three (3) acre parcel of ground, which is located on the east side of Steeple Lane, south of Wildhorse Creek Road. The petitioner is also seeking to install certain roof-mounted solar panels, which are to be so situated on the existing dwelling, as to be visible from an abutting roadway. These installations are required to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the proposed solar panels being of a ground-mounted design type, as well as roof-mounted panels situated on an area of the dwelling’s roof, that causes them to be visible from an abutting roadway. (Ward One)

Planner Newberry read the request into the record.

Director Vujnicn provided a history of this item before the Commission, noting the petitioner has been working with its representative and the surrounding neighbors to find a location of the proposed ground-mounted solar panels that is agreeable to all parties, which was the direction of the Commission. He stated the item is on tonight’s agenda to provide an update to the Commission Members regarding its status.

No discussion was held among Commission Members regarding this item.

A motion by Commissioner Levitt, seconded by Commissioner Gragnani, to postpone the matter to the second Planning and Zoning Commission meeting in April. A voice vote was held regarding the motion. Hearing no objections, Chair Lee declared the motion approved by a vote of 9-0.

c) P.Z. 19-19 Mary McCarthy, 7 Deer Field Ridge Road, Wildwood, Missouri 63005, c/o Power Home Solar, 209 Hughes Lane, St. Charles, Missouri 63301 – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District (Street Address: 7 Deer Field Ridge Road/Locator Number: 20X620014) for the installation of rooftop-mounted solar panels, which are to be so situated on the dwelling as to be visible from an adjoining roadway. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels’ placement on the front facing area of the dwelling’s roof, which abuts a defined roadway. (Ward One)

Director Vujnicn read the request into the record.

Planner Newberry provided a history of this proposed roof-mounted solar panel installation, which requires a Conditional Use Permit (CUP), given certain components of it will be visible from the adjoining roadway. He stated the Department is in receipt of email correspondences from each of the subdivision trustees stating their approval of the proposed solar panel installations, which is a requirement of the Code, while also being specifically requested by the Commission at the public hearing regarding this matter. Mr. Newberry stated the Department believes the request does meet each of the four (4) required criteria for the granting of the Conditional Use Permit (CUP), as outlined in its report. He stated the Department is recommending approval of this proposed solar panel installation, conditioned on the...
installation of landscaping at the driveway area, which is intended to provide a visual screen of the roof area from the adjoining private street.

Discussion was held among Commission Members regarding the required landscaping in association with the Department’s recommendation.

A motion by Council Member Woerther, seconded by Commissioner Beattie, to accept the Department’s recommendation, as presented.

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

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

Chair Lee declared the motion approved by a vote of 9-0

d) P.Z. 20, 21, and 22-15 Ackerley Place, Payne Family Homes L.L.C. (Amended), c/o Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132 – A request for modifications of the Street Network Map of the Town Center Plan, as set forth for a property that totals 50.65 acres of area, which is located on the west side of State Route 109, north of Manchester Road. The requested modifications to the Street Network Map reflect the petitioner’s intent to alter the location and design components of the proposed Main Street extension through the subject site, along with other changes to the network of internal roadways. Accompanying the aforementioned Town Center Plan (Street Network Map) modifications is 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 Amended C-8 Planned Commercial District (Town Center “Workplace District”) and R-3 10,000 square foot Residence District (Town Center “Neighborhood Edge District” and “Neighborhood General District”), with a Planned Residential Development Overlay District (PRD), for the same tract of land, again being 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). Proposed Use - A total of one hundred forty (140) detached single-family dwellings, on individual lots, with common ground, required public space areas, and a minimum of one (1) commercial outlot fronting onto State Route 109. This revised advertisement supplants P.Z. 9-18 The Reserve at Wildwood, which had been posted for public hearing on July 16, 2018 by the Planning and Zoning Commission. (Ward One)

Planner Newberry read the request into the record.

Director Vujnich stated the Department is in receipt of a request from the petitioner to postpone action on this matter for up to sixty (60) days. He noted the petitioner’s legal counsel is in attendance at tonight’s meeting to answer any questions the Commission may have regarding this extension request.

Discussion was held among Commission Members regarding the timeframe of the requested postponement.
A motion by Commissioner Levitt, seconded by Commissioner Beattie, to postpone the matter until the May 18, 2020 Planning and Zoning Commission Meeting.

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

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

Chair Lee declared the motion approved by a vote of 7-2

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

a) A response to a communication from Mary Kay Corsair, which is dated February, 10, 2020, regarding P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates, that is seeking a retroactive extension of time for the “commencement of construction” to begin on this 11.3 acre site situated within the City’s Town Center Area, which was previously approved for a total of seven (7), multiple-story buildings, housing one hundred sixty-eight (168) condominium and/or apartment units, along with two (2) commercial buildings fronting onto Manchester Road, with associated parking. The property is currently zoned C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts) and located on the north side of Manchester Road, west of Taylor Road (Locator Number: 24V630286/Street Address 16815 Manchester Road). The petitioner requested a variance from the City’s Board of Adjustment for the same, which was granted for a period of twelve (12) months, which expired January 17, 2019. Subsequently, in February 2019, the Planning and Zoning Commission considered, and recommended for approval of, an additional extension, which was ultimately not supported by City Council. (Ward Eight)

Planner Newberry read the request into the record.

Director Vujnich provided a history of the project and the City’s approval of it, which included favorable action on the Site Development Plan (SDP). He noted the project was approved near the beginning of the Great Recession, which impacted all development for many years, and was the primary reason cited by the property owner in having difficulty in garnering interest in the development of the property. Given this circumstance, the performance standards established by the site-specific governing ordinance have not been met, but have been extended over the years, as requested by the property owner, which is an allowable function of the zoning process. Director Vujnich provided a summary of the most recent extensions granted by the City’s Board of Adjustment, then, more recently, supported by the Planning and Zoning Commission, but ultimately not supported by the City Council, causing the deadline for the commencement of construction to lapse in January 2019.

Director Vujnich stated the property owner has most recently been successful in identifying an interested buyer who would like to complete the project as a multiple family development, with associated improvements. He stated the existing site-specific governing ordinance provides the requirements associated with this previously approved project, which included extensive input from the surrounding neighbors, other members of the public, the Planning and Zoning Commission, and City Council. He stated
the petitioner is requesting a retroactive extension of time for the commencement of construction, in order to allow the interested party to complete the City’s processes to move forward with the development of this site. Director Vujnic stated the Department is supportive of this request and recommending the Planning and Zoning Commission act favorably upon it, given the benefits a project of this nature has for this site, the associated public improvements, and the overall success of the City’s Town Center Area.

Chair Lee invited Council Member Garritano to address the Commission.

Council Member Garritano, Ward Eight, expressed concern regarding the requested extension of time and the project proceeding through the City’s process, given the length of it, since its original approval.

Discussion was held among Commission Members regarding the process that would be followed, if the requested extension were granted; the consideration of incorporating a regional stormwater basin into the project and other stormwater management components associated with it; whether or not the commencement of construction timeframe could be met, if the requested extension were granted; concerns regarding the amount of time that has passed, since the original approval of the development; and the notion the request should not be granted and the new interested party should complete the City’s processes, despite the previous approval.

Chair Lee invited the individual, who has expressed an interest in developing the project, to address the Commission.

Tom Kaiman, Mia Rose Holdings, in response to Commission Members’ questions, stated the plan under his development of it, would be largely consistent with the approved Site Development Plan, with certain changes to include additional amenities and to address the existing requirement for a commercial component along Manchester Road. He stated he is willing to work with the Department and the Planning and Zoning Commission to have a successful development that is supported by the community.

A motion by Mayor Bowlin, seconded by Commissioner Deppeler, to deny the requested extension.

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

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

Chair Lee declared the motion failed, for a lack of a majority, by a vote of 5-4.

With no further motions being offered regarding this request, the vote resulted in a denial of it.

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

Recommendation of the Department of Planning to the Planning and Zoning Commission for P.Z. 32 through 34-16 Missouri American Water Company (MOAW) Data Collection Units (DCU) – Three (3) of the remaining nineteen (19) approved Conditional Use Permits (CUP) for the placement of Data Collection
Units (DCU) upon new and existing poles to be located within rights-of-way and planned private easement areas throughout the City of Wildwood in order to facilitate the collection of water meter usage. The Site Development Plans for these identified Data Collection Units (DCU) consist of three (3) new poles and have been authorized at the following locations:

1) P.Z. 32-16 MOAW DCU ABGW – Unit to be placed upon a new pole located within the eastern right-of-way of Woodlands Road (generally located adjacent to 3018 Woodlands Road/ Locator Number: 24X310104); at the following latitude and longitude: LAT 38.568587/LONG -90.681172. (Ward One)

2) P.Z. 33-16 MOAW DCU ABGV – Unit to be placed upon a new pole located within the northern right-of-way of Hawk Mountain Road (generally located adjacent to 19120 Hawk Mountain Road/ Locator Number: 22Y310071); at the following latitude and longitude: LAT 38.595167/LONG -90.709239. (Ward One)

3) P.Z. 34-16 MOAW DCU ABGS – Unit to be placed upon a new pole located within the eastern right-of-way of DeHart Farms Road (generally located adjacent to 2312 Dehart Farm Road/ Locator Number: 23Y520105); at the following latitude and longitude: LAT 38.588474/LONG -90.710842. (Ward One)

Planner Newberry read the requests into the record.

Director Vujnicic provided a brief history of the Commission’s review of the Missouri American Water Company’s (MOAW) Data Collection Unit (DCU) installations in Wildwood. He stated the petitioner has been attempting to contact the three (3) remaining impacted property owners, with only one (1) responding to its inquiries. Director Vujnicic also noted, at the Commission’s request, the Department also attempted to contact the subject property owners and did not receive any responses. He stated, given two (2) of the property owners have not responded to multiple inquiries and the compliance of the Site Development Plans (SDP) to the Ordinal Use Permits (CUP), the Department is recommending a favorable action on these remaining plan sets. Director Vujnicic stated that, with this approval, the Department and petitioner will continue to reach out to the two (2) property owners, prior to issuance of final building permits.

Chair Lee invited the petitioner to address the Commission.

Matt Leuders, Missouri American Water Company, provided a summary of the company’s efforts to contact the impacted property owners.

Discussion was held among Commission Members regarding the need to contact the impacted property owners, as described by the Department.

A motion by Commissioner Beattie, seconded by Commissioner Kohn, to approve the three (3) Site Development Plans, as presented.

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

Ayes: Commissioner Levitt, Commissioner Helfrey, Commissioner Deppeler, Commissioner Gragnani, Commissioner Beattie, Commissioner Kohn, Mayor Bowlin, and Chair Lee
Nays: None
Absent: Commissioner Simpson
Abstain: Council Member Woerther
Chair Lee declared the motion approved by a vote of 8-0, with one (1) abstention (Council Member Woerther).

X. Other – No Items for Consideration

XI. Closing Remarks and Adjournment

A motion by Mayor Bowlin, seconded by Commissioner Beattie, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 8:20 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.