

**City of Wildwood, Missouri**  
**Record of Proceedings**



**Town Center Update Team Meeting**

Tuesday, March 12, 2019

Wildwood City Hall, 16860 Main Street, Wildwood, Missouri 63040

**Meeting Minutes**

The Town Center Update Team meeting was called to order by Chair Loyal, at 6:30 p.m., on Tuesday, March 12, 2019, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

**I. Welcome and Opening Remarks by Chair Loyal**

Chief Loyal welcomed the Team Members and thanked them for their attendance this evening. The Roll Call was taken, with the following results:

Present Team Members: Curtis, Rowton, Remy, Edwards, Brewer, Weiss, Risdall, Marion (arrived at 6:33 p.m.), Broyles, Hood, Loyal, Kohn, Helfrey, Lee, Hoffmann, and Council Members McCutchen and Stephens.

Absent Team Members: Sedlak.

Staff in attendance: Director of Planning Vujnich and Assistant Director Arnett.

A motion was made by Chair Loyal, seconded by Team Member Rowton, to amend the agenda for Item 8 to be discussed prior to Item 5. Chair Loyal called for a voice vote, and hearing no opposition, declared the motion approved.

**II. Review and Action on Draft Minutes from February 12, 2019 Team Meeting**

A motion was made by Team Member Brewer, seconded by Team Member Edwards, to approve the minutes from the February 12, 2019 meeting. Chair Loyal called for a voice vote, and hearing no opposition, declared the motion approved.

**III. Public Comments and Input**

Rick Archeski, thanked the Team Members for their work and noted he was the Chair of the Planning and Zoning Commission. He provided an overview of the Commission's action on Latitude N38 and why some of the members opposed the rezoning request, particularly because of the loss of commercial area in the Downtown District and why it was ultimately forwarded to the TCUT for review and direction. Mr. Archeski continued by noting the Planning and Zoning Commission's concerns regarding Ackerley Place, which in its opinion included the need for a transition to the surrounding NU Non-Urban Residence Area, the losing stream near State Route 109, the loss of trees, and the lack of compliance to the Town Center Plan.

Team Member Marion arrived (6:33 pm).

Jean Vedvig, 16709 Clayton Road, thanked the Team Members for their work on this plan update. She then noted the Town Center has always been a challenge, but one worth pursuing. She believes the Team should be reviewing land use, not developments, and encouraged them to protect the Downtown District.

Karen Sheeley, Ward 5, 2357 Gross Point Lane, noted she doesn't believe the specific developments should be considered by this group, but instead they should review the larger land use considerations for the entire Town Center Area.

#### **IV. Distribution & Explanation of Meeting Materials by Department of Planning and Parks**

Director Vujnich provided a brief explanation of the items in the packet, including the agenda, draft minutes which were already approved, the Street Matrix requested by the Team at the last meeting, and the components of the development proposals forwarded from the Planning and Zoning Commission, as well as a timeline for upcoming meetings. There were no questions at this time from the Team Members.

#### **VIII. Discussion on Meeting Outline for Remainder of Year**

*This item was discussed next with the agenda amendment acted upon by the Team.*

Chair Loyal noted the requests for action to the TCUT Members from the Planning and Zoning Commission is concerning at such an early stage of their work and review.

Discussion was held among the Team Members regarding the following: Members' concerns that requests being considered may wind up in conflict with the Charter; the concerns with making a decision on the proposals, before an action on the boundary is made; the desire to retain agenda items from Planning and Zoning Commission on Team's agenda, but to not make a recommendation on either, until it has made a decision on the boundary; the mandate to operate at the macro level, before making decisions on the micro level; the Department's obligation to process rezoning requests; the Team's creation, which has been convenient for the Planning and Zoning Commission to request their feedback; the ramifications of changing the Regulating Plan during the process of open applications; and the impacts on the applications, if their review is not complete, until the end of the TCUT process.

A motion was made by Chair Loyal, seconded by Team Member Broyles, to retain P.Z. 5, 5a, and 5b-18 Latitude N38 and P.Z. 20, 21, and 22-15 Ackerley Place on the Team's agenda, but not to discuss them before the June meeting. Chair Loyal called for a voice vote, and hearing no opposition, declared the motion approved.

#### **V. Discussion of the Decision Matrix for the Street Network Plan of the Town Center Plan**

Director Vujnich reviewed the discussion from the February meeting, where the Team Members requested additional information on the Town Center streets. He noted a matrix of streets included in the Street Network Plan was provided to each Member. The streets had been added to the matrix, but the other information was left blank for the Team to review and discuss.

Discussion was then held among the Team Members and staff regarding the following: the desire to have traffic counts provided on roads, where available; the request for staff to complete 90% of the table, so the Team could react and discuss, but not start from scratch; the question if a similar matrix was used in 2010, which it was stated there was not such used previously; Main Street is a critical connection and would be a high priority for staff; if decision is supportive of Town Center, then it should support the plan, including building roads; the current levels of service, which are likely acceptable for the next 10 years; the lack of priority order in the listing of roads; team requesting Department to provide matrix at next meeting with recommendations; the belief that commercial developers have concerns with lack of visibility from Highway 100 from Downtown District; the desire for commercial to remain in areas designated for such; the support of parks, trails, and other amenities to bring shoppers for commercial space; the concerns with cost of retail space in Wildwood, which are high; the fact the Dierbergs Center has never had 100% occupancy; the State's prohibition on additional

curb cuts to State Route 100; and the desire to tackle the easy streets first that have been determined by development already, and the need to add these completed streets to matrix.

#### **VI. Further Discussion of Rezoning Request P.Z. 5, 5a, and 5b-18 Latitude N 38, TB Realty and Development, Inc., which has been Postponed by the Planning and Zoning Commission Pending Direction by the town Center Update Team regarding Land Use Classifications**

Director Vujnich provided the additional information the Team Members had requested previously. This information included the Planning and Zoning Commission minutes from the meeting where they referred this item to TCUT, the Livestream video from the same meeting, a presentation requested be included by the property owner, and detailed maps the Team had sought.

#### **VII. Presentation for Future Discussion – P.Z. 20, 21, and 22-15 Ackerley Place, Payne Family Homes**

Director Vujnich then provided an overview of the Ackerley Place request. He noted it is the last large tract of land owned under single ownership to be developed within the Town Center Area. A summary of the project has been provided to the Team Members, but the Department believes the Team needs to determine if New Urbanism is still the development philosophy Wildwood wants. If not, is there a better development philosophy? The Team also needs to determine if New Urbanism is retained in the core, should it continue west of State Route 109.

Discussion was held regarding the following: the street design of Ackerley Place; the connection of Main Street; the changes to lot size within the development; the cost of housing, especially if lot sizes are increased; the importance of life cycle housing; the design philosophy of Prefurbia; the need to evaluate the transition from Town Center Area to the west; the demographics of purchasers within the Town Center, to understand a general overview of who is purchasing homes; the need to determine what Main Street is to be and if it will extend west of State Route 109; the development potential for the north side of Crestview Drive; and the desire for the vacancy rate, both current and historical, within the Town Center Area for Downtown and Workplace Districts.

#### **VIII. Discussion on Meeting Outline for Remainder of Year**

Assistant Director Arnett noted an outline of topics for the remainder of the year's TCUT meetings had been provided. She noted the matrix would be updated to reflect the vote to postpone any action on the rezoning requests and any other changes discussed by the Team. There were no questions on this item.

#### **IX. Questions/Comments from Team Members about Information Provided to Date**

None

#### **X. Public Comments and Input**

Tom Cummings, Payne Family Homes, thanked the Team for reviewing the Ackerley Place request. He then provided the highlights of the development and the company's vision for the property.

Tony Bosworth, 2442 Eatherton Road, noted his real estate company is very active in the community, particularly in the Town Center. He also noted he is concerned with the TCUT getting mired in minutiae and not making needed progress.

Team Member Hood responded to Mr. Bosworth's comments and noted that it was her belief that building in compliance with the Town Center requirements will bring businesses and customers to town.

**XI. Other**

None

**XII. Next Meeting Date – April 9, 2019 (Tuesday)**

No change was recommended to the next meeting date.

**XIII. Closing Remarks and Adjournment**

A motion was made by Council Member McCutchen, seconded by Team Member Remy, to adjourn the meeting. Having no further business to discuss, the meeting was adjourned by Chair Loyal at 8:25 p.m.