

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

April 20, 2020

The virtual meeting of the Planning and Zoning Commission was called to order by Chair Lee, at 7:10 p.m., on Monday, April 20, 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 – (7)

Chair Lee
Commissioner Helfrey
Commissioner Deppeler
Commissioner Gragnani
Commissioner Beattie
Council Member Woerther
Mayor Bowlin

ABSENT – (2)

Commissioner Levitt
Commissioner Kohn

Other City officials present in the City Council Chambers, via the videoconferencing tool Zoom, included the Director of Planning and Parks Vujnich, the Assistant Director of Planning and Parks Arnett, 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 April 6, 2020 Meeting

A motion was made by Commissioner Helfrey, seconded by Commissioner Gragnani, to approve the minutes from the April 6, 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.

IV. Department of Planning Opening Remarks

Director Vujnich introduced Landon Johnson, who would be providing the sign language interpretation of tonight's meeting, and thanked him for his attendance and services to the city in this regard.

V. Public Comment Session

No member of the public wished to address the Commission, at this time.

VI. Public Hearings – No Items for Consideration

VII. Old Business – Two (2) Items for Consideration

- a) **P.Z. 5-20 Wildwood Family YMCA, c/o Tim Peters, Executive Director, Wildwood Family YMCA, 2641 State Route 109, Wildwood, Missouri 63040** – A request for a change in zoning from the NU Non-Urban Residence District, with an Amended Conditional Use Permit (CUP), to the C-8 Planned Commercial District upon a 9.34 acre tract of land, which is located on the west side of State Route 109, south of New College Avenue (St. Louis County Locator Numbers: 24V410198 and 24V410187/Street Addresses: 2633 and 2641 State Route 109). The subject property is designated 'Cultural Institutional Overlay District' under the current Town Center Regulating Plan. **Proposed Use: Maintain the current not-for-profit recreational land use, with associated parking and related accessory activities. (Ward One)**

Planner Newberry read the request into the record.

Director Vujnich provided a history of the existing zoning of the subject site and the Amended Conditional Use Permit (ACUP) that currently governs it. He stated the current request is to change the zoning district designation of the property from the NU Non-Urban Residence District, with an Amended Conditional Use Permit (ACUP), to the C-8 Planned Commercial District. Director Vujnich stated the Department is recommending approval of this request, given the C-8 District is a more appropriate zoning district designation for a facility of this type and at this location within the City's Town Center Area. He stated the Department's recommendation, as outlined in its Information Report, is also based on maintaining all of the requirements that were put in place by the original Amended Conditional Use Permit (ACUP), while also allowing for limited future expansion of the facility.

Discussion was held among Commission Members regarding the desirability of the existing vegetated areas on the site and the requirements to protect them and clarification regarding the condition in the draft site-specific regulations relating to future building expansions.

A motion by Commissioner Beattie, seconded by Council Member Woerther, to approve the Department's recommendation, as presented and outlined in its Information Report.

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

Ayes: Commissioner Helfrey, Commissioner Deppeler, Commissioner Gragnani, Commissioner Beattie, Council Member Woerther, Mayor Bowlin, and Chair Lee

Nays: None

Absent: Commissioner Kohn and Commissioner Levitt

Abstain: None

Chair Lee declared the motion approved by a vote of 7-0.

- b) [Review of the proposed regulations, minus full report, in association with P.Z. 3-20 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood,](#)

Missouri 63040 – A request to consider the development of new legislation to possibly be included within Chapter 415 (Zoning Ordinance) of the Code of Ordinances of the City of Wildwood relating to properties that are located within the City of Wildwood that present unique histories of use or character, which must be considered needing greater scrutiny and protections due to their environmental legacies, site, soil, and/or physical characteristics, or proximity to a stream, creek, or ephemeral drainageways that ultimately presents a higher than acceptable risk to the public, if they are to be disturbed, developed, and placed into active use. Such situations necessitate the need for the consideration of a new Special Procedures Overlay District, with associated regulations, that provides a minimum level of protections to all parties that are assessed as necessary, while ensuring a thorough and complete review and comment period for the community. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich stated the Department is first presenting the draft version of the regulations to be considered, as part of this request. He stated the Department has not yet prepared its Information Report, with recommendation, but would like to begin the discussion with the Commission regarding the consideration of these draft regulations. Director Vujnich provided a brief history of the origin of establishing a Special Circumstance Overlay District to address certain properties with legacies of environmental contamination. He summarized the various components of the draft regulations, noting the intent is to require certain information and reviews by other agencies to occur earlier in the City's process for properties such as these types within the community. Director Vujnich thanked City Attorney Young for his work on this matter and stated the Department is seeking the Commission's input on the draft regulations, as presented.

Discussion was held among Commission Members regarding the density allowances outlined in the draft regulations; certain timeframes established within the draft regulations; the consideration of identifying specific properties within Wildwood that would be subject to these potential regulations; and, generally, the need for the Department and City Attorney to further discuss the matter and incorporate the discussion items from tonight's meeting into a future report, inclusive with the draft regulations.

A motion by Mayor Bowlin, seconded by Commissioner Helfrey, to postpone action on the item for sixty (60) days.

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

Ayes: Commissioner Helfrey, Commissioner Deppeler, Commissioner Gragnani, Commissioner Beattie, Council Member Woerther, Mayor Bowlin, and Chair Lee

Nays: None

Absent: Commissioner Kohn and Commissioner Levitt

Abstain: None

Chair Lee declared the motion approved by a vote of 7-0.

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

- a) A review and determination regarding the renewal of an existing Conditional Use Permit (CUP) in the Amended C-8 Planned Commercial District granted by the City Council (via Resolution) on May 13, 2002 for a telecommunications tower and related equipment shelter (**P.Z. 16-99 Sprint Spectrum, L.P.**). The Commission must consider renewing this permit on an annual basis. This facility is located on the north side of Clayton Road, east of Strecker Road (Locator Number 21U120226 /Street Address: 16497 Clayton Road). (**Ward Two**)

Planner Newberry read the request into the record.

Director Vujnich provided a brief outline of the Commission's ongoing review and annual renewal of this telecommunications facility. He stated the Department conducted a recent site visit to inspect the condition of the tower and facility and found it to be well-maintained and in compliance with all components of the governing permit. Director Vujnich stated, given this compliance, the Department is again recommending a one-year extension of the Conditional Use Permit (CUP) for this tower.

Discussion was held among Commission Members regarding the consideration of requiring disguised towers for any future telecommunication facility of this nature and the general excellent condition of this facility.

A motion by Commissioner Helfrey, seconded by Commissioner Beattie, to approve the Department's recommendation, as presented.

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

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

Nays: None

Absent: Commissioner Kohn and Commissioner Levitt

Abstain: Council Member Woerther

Chair Lee declared the motion approved by a vote of 6-0, with one (1) abstention (Council Member Woerther).

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

X. Other – No Items for Consideration

XI. Closing Remarks and Adjournment

Mayor Bowlin advised the Commissioner Carol Simpson had resigned her position on the Commission and thanked her for her service to the City.

A motion by Council Member Woerther, seconded by Commissioner Deppeler, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 8:07 p.m.

Approved by:

Vicia Helfray

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.