

**CITY OF WILDWOOD, MISSOURI**  
RECORD OF PROCEEDINGS

**MEETING OF THE PLANNING AND ZONING COMMISSION**  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
MAY 18, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, May 18, 2015, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

**I. Welcome to Attendees and Roll Call of Commission Members**

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (7)

Chair Bopp  
Commissioner Lee  
Commissioner Renner  
Commissioner Archeski  
Commissioner Peasley  
Commissioner Gagnani  
Commissioner Bauer

ABSENT - (3)

Commissioner Liddy (Arrived 7:40 pm)  
Council Member Manton  
Mayor Woerther

Other City Officials present: Director of Planning Vujnich, City Attorney Golterman, and Senior Planner Arnett.

**II. Review Tonight’s Agenda / Questions or Comments**

**III. Approval of Minutes from the May 4, 2015 Meeting**

A motion made by Commissioner Lee, seconded by Commissioner Peasley, to approve the minutes from the May 4, 2015 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

**IV. Department of Planning Opening Remarks**

Director of Planning Vujnich noted that Senior Planner Arnett was recently hired and will now work with the Planning and Zoning Commission.

**V. Public Hearings – No Items for Consideration**

**VI. Old Business – One (1) Item for Consideration**

**Information Reports – One (1) Item for Consideration**

(a.) **P.Z. 6-15 City of Wildwood Planning and Zoning Commission c/o Department of Planning**, 16860 Main Street, Wildwood, Missouri 63040 – A request to consider the addition of a new section (Section

415.600) to the City of Wildwood Zoning Ordinance that would include regulations for the purposes of addressing temporary uses, such as produce stands, temporary venues, and street vendor activities, in all appropriate zoning district designations, including the “R”, “C”, and “M” District categories. **(Wards – All)**

Senior Planner Arnett read the request into the record.

*Commissioner Liddy arrived.*

Director of Planning Vujnich reviewed the background associated with this request. He noted this item started with a request submitted several months ago from an individual who wanted to open a temporary sno-cone stand for the summer months within the Town Center Plaza Area. This item has been part of an ongoing discussion since 2008, when a similar request was made. The Planning and Zoning Commission did not take action at that time, primarily because of consideration of the permanent businesses and the lack of overall build-out of the Town Center Area.

Director Vujnich noted the Department’s current recommendation was for no action, due to three (3) areas of consideration. These areas are: 1.) the past recommendation of the Department, including the consideration of permanent businesses; 2.) the relatively unchanged status of the Town Center Area due to the struggling economy over the last six (6) years; and 3.) the recent contract by the City to hire an economic development consultant. He then noted that, since the consultant was very recently hired, the Department would prefer to allow it to complete its study and reach a conclusion relative to this type of business and its impact on the Town Center.

A motion was made by Commissioner Gragnani, seconded by Commissioner Archeski, to accept the Department’s recommendation of taking no action on the current request until such time as the City’s economic development consultant can analyze and provide an opinion on this situation.

Chair Bopp called the question.

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

Ayes: Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, Commissioner Renner, and Chair Bopp.

Nays: None

Absent: Council Member Manton and Mayor Woerther.

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 0.

## **VII. New Business – One (1) Correspondence Item for Consideration**

- (a.) A response to a request from the Wildwood Historical Society (WHS), c/o Lisa Kelpe, President, regarding **P.Z. 4-10 Wildwood Historical Society (WHS)**; Conditional Use Permit (CUP) in the NU Non-Urban Residence District; south side of State Route 100, west of Hencken Road (Locator Number 26Y630111); seeking modifications to the permit to allow the following: 1) the elimination of the condition requiring the permit’s renewal every three (3) years, after its initial five (5) year timeframe; 2.) The elimination of the condition that requires the petitioner to provide notification to the abutting neighbor to the south of the subject site regarding any planned major event; and 3.) The elimination of the required one (1) set of bollards, with gate, to be installed at the eastern end of the overflow parking lot. This property is 5.4 acres

in size and also is listed on the City of Wildwood's Historic Registry. **(Ward Six)**

Director Vujnich read the request into the record.

Senior Planner Arnett reviewed the history and background associated with this site, including the recent action by the Commission to reauthorize the Society's Conditional Use Permit. She also noted, at the time of this most recent action, the Society President requested several modifications to the CUP. The three (3) requested changes for consideration were: 1.) extending the amount of time for CUP renewal from three (3) years to five (5) years; 2.) removing the requirement that bollards and a gate be installed at the access from Stovall Lane to the overflow parking area; and 3.) removing the requirement that the neighbor to the south be notified by certified mail of any major events.

Senior Planner Arnett noted the Department has reviewed the file on this permit, and visited the site, and is recommending the approval of all three (3) requested modifications. She then noted the following rationales for the Department's recommendation: the timeline for CUP renewal was in keeping with similar CUPs throughout the City; the impact of the Society on the area has been minimal in its first five (5) years and would allow for a greater length of time between renewals; the secondary access has proven to be rarely used and the bollards and gate, would now, seem to be unnecessary; and the Society has been informing the neighbor of events and he has stated he is fine with the removal of this condition, since it calls him, when an event is planned. Senior Planner Arnett concluded by recommending the approval of all three (3) requested modifications to the CUP and, after a motion and a second, the Department would be available to answer any questions the Commissioners may have on this matter.

Lisa Kelpé, 4150 Hencken Road, President of Wildwood Historical Society, noted she was speaking on behalf of the WHS and stated they have about one (1) main event each year, a large meeting, and several garage sales. They have a good relationship with the neighbor to the south and always notify him of events, both small and large. She also noted they are glad to remove the existing chain from the Stovall Grove access point. Finally, she noted the Society does not anticipate changes to its operation in the next five (5) years and appreciates the Commission's consideration of the extension in time for its CUP renewal.

A motion was made by Commissioner Archeski, seconded by Commissioner Gragnani, to approve the recommendation.

Commissioner Liddy requested examples of other CUPs that have a longer timeframe. Director of Planning Vujnich noted the Equine Assisted Therapy has recently requested a similar timeframe and the YMCA's lease of the fields at La Salle Institute is on a lengthier interval, as well.

Chair Bopp called the question.

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

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, and Chair Bopp.

Nays: None

Absent: Council Member Manton and Mayor Woerther.

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 0.

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

- a.) A recommendation report on the Amended Site Development Plan (ASDP) and related items for Cambury Subdivision (**P.Z. 3-15 Cambury Subdivision, c/o McBride and Son Companies – formerly P.Z. 5 and 5a-98 Greater Missouri Builders**); R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); north and south sides of Cambury Lane, east of State Route 109; thereby supporting the submittals, which allow for the development of the remaining area of the project with four (4) rowhouses, forty-two (42) single family detached dwellings on individual lots, and related infrastructure improvements in association with these new homesites. **(Ward Eight)**

Senior Planner Arnett read the request into the record.

Director Vujnich presented the Site Plan Subcommittee's recommendation regarding the Amended Site Development Plan for the aforementioned project. He began by reviewing the items included in the packet that had been presented to the Commission. He then noted the Subcommittee held its meeting on this submittal package on May 4, 2015. He reviewed the history associated with this project and described the plan and related information that had been considered and discussed by the Subcommittee.

Director of Planning Vujnich noted that, with the Subcommittee's review of the information, its members acknowledged five (5) items that may have a future impact on this subdivision. The Subcommittee wanted each of these items listed for future action, if needed. These items are: 1.) the reservation of the right to address traffic speeds, if the removal of the traffic circle causes an increase in speeds and safety issues; 2.) the approval by the Architectural Review Board of the remaining rowhouse units, which are smaller in size than the existing units (completed on May 14, 2015); 3.) the Department will conduct review of the revised subdivision indentures to address concerns expressed by existing rowhouse residents; 4.) the approval of a Landscape Plan, which will include street trees and a tree lawn area; and 5.) the potential to add off-street parking in a common ground area, if the on-street parking reduction causes problems.

Director of Planning Vujnich concluded by stating that, based upon the notes for future consideration outlined by the Subcommittee, its members recommend approval of the Amended Site Development Plan. After a motion and a second, he stated the Department is available to answer any questions the Commission may have regarding this recommendation.

A motion was made by Commissioner Bauer, seconded by Commissioner Lee, to approve the recommendation.

Discussion was held among Commission Members on the following items: who is responsible to provide additional off-street parking, if needed in the future and becomes an issue, being that of the homeowner's association; the utilization of a single garage door that looks like separate carriage doors; the existence of stop signs currently in the development; the time for build out of the subdivision; the access to common ground areas; the addition of sidewalks along Cambury Lane and Kilare Lane; the possible removal of the common ground strip between the lots on the north side of Cambury Lane; and the consideration of existing residents' opinions.

Chair Bopp called the question.

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

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, and Chair Bopp.

Nays: None

Absent: Council Member Manton and Mayor Woerther.

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 0.

**IX. Other**

**X. Closing Remarks and Adjournment**

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:30 p.m.

Approved by: The Planning and Zoning Commission at the June 1, 2015 meeting.

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.