The meeting of the Planning and Zoning Commission was called to order, at 7:00 p.m., on Monday, June 15, 2020, 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 Planner Newberry. The roll call was taken, with the following results:

PRESENT – (10)  
Chair Lee  
Commissioner Helfrey  
Commissioner Deppeler  
Commissioner Levitt  
Commissioner Beattie  
Commissioner Kohn  
Commissioner Jackson  
Commissioner Broyles  
Council Member Woerther  
Mayor Bowlin

ABSENT – (0)

Other City officials present in the City Council Chambers, via the videoconferencing tool Zoom, included the Director of Planning and Parks Vujnich, 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 June 1, 2020 Meeting

A motion was made by Commissioner Jackson, seconded by Commissioner Levitt, to approve the minutes from the June 1, 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 9-0, with one (1) abstention (Mayor Bowlin).

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.
V. Public Comment Session

No members of the public wished to speak at the Public Comment Session for tonight’s meeting.

VI. Public Hearings – One (1) Item for Consideration

a) P.Z. 4-20 ERC Multiple Family Development, c/o Rob Coleman, Earnest R. Coleman (ERC), 5102 South Pinnacle Hills Parkway, Rogers, Arkansas 72758 – A request for a change in zoning from the NU Non-Urban Residence District to the C-8 Planned Commercial District for a 4.31 acre parcel of land, which is located on the northeast corner of Turkey Track Road and Generations Drive, west of State Route 109 (St. Louis County Locator Number: 24Y130913/Street Address: 2665 State Route 109). The subject property is designated ‘Cultural/Institutional Overlay District’ under the current Town Center Regulating Plan. Proposed Use: A total of one hundred twenty (120) multiple-family units that are to be contained within a ten (10) building layout, as well as including certain public improvements, off-street and structured parking accommodations, stormwater management facilities, and required public space components. (Ward One)

Planner Newberry read the request into the record.

Director Vujnic submitted into the official record for tonight’s public hearing the City’s Charter, Master Plan, Chapter 415 of the City’s Code of Ordinances, the Department’s file regarding this request, and any testimony, exhibits, or other items provided as part of this meeting and discussion.

Planner Newberry shared a brief slideshow of photographs of the subject site.

Chair Lee invited the petitioner and its representative to address the Commission and provide a presentation of the proposal.

George Stock, Stock and Associates, provided a presentation summarizing the characteristics of the site and the specific request under consideration. Mr. Stock provided a detailed outline of the proposal for the one hundred seventeen (117) multiple-family units and associated common areas, leasing office pool house, in-ground pool, shared office space, public improvements, parking areas, and stormwater components. Mr. Stock’s presentation was formally submitted, as part of the official record for this item.

Discussion was held among Commission Members regarding the number of multiple-family units being proposed; the proposed parking ratio and whether or not it is adequate for this type of use; concerns regarding traffic and roadway improvements, particularly regarding New College Avenue, Generations Drive, and Turkey Track Road; and details and clarification regarding the Traffic Impact Study (TIS) submitted by the petitioner in advance of tonight’s public hearing.

Rob Coleman, Petitioner, Earnest R. Coleman (ERC), introduced himself and thanked Mr. Stock for his thorough presentation. Mr. Coleman provided clarification regarding the proposed parking ratio. He thanked the Commission for its consideration of the subject request.

Chair Lee invited members of the public to address the Commission regarding this matter.
Sheelah Yawitz, 213 Meadows of Wildwood Boulevard, stated she is in attendance at tonight’s public hearing representing the residents of the Meadows of Wildwood Subdivision. She stated her opposition to the proposal, particularly in regard to the proposed density of the multiple-family development and concerns regarding its impact on traffic and roadways in the area.

Michael Kiefer, 17044 Westridge Oaks Drive, read his comments into the record, which are attached to these meeting minutes.

Jerry Perales, 17009 Westridge Oaks Drive, read his comments into the record, which are attached to these meeting minutes.

Denny Welker, 16903 Westridge Oaks Drive, stated he is opposed to the proposed multiple-family development and requested the notification radius for future meetings be increased to ensure all impacted parties are notified, particularly those property owners in the Westridge Oaks Subdivision.

Joe Garritano, Ward 8 Council Representative, stated he has received concerns from residents regarding this proposal, particularly as it relates to additional traffic and related matters.

Paul Zinck, St. Louis County Community College, stated the St. Louis County Community College is the owner of the subject site and noted he is available for any questions the Commission Members might have at tonight’s public hearing.

A motion by Mayor Bowlin, seconded by Commissioner Beattie, to close the public hearing regarding this matter. A voice vote was taken regarding the motion. Hearing no objections, Chair Lee declared the motion approved by a vote of 10-0.

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

a) P.Z 7-20 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A request to review the current regulations and requirements associated with roof and ground-mounted solar panels and how such petitions for installations are processed by the Planning and Zoning Commission and City Council. The current regulations and requirements were approved by the City of Wildwood, Missouri in August 2014 and intended to ensure that such installations would have limited impacts on adjoining property owners and publicly-owned sites, while also preserving important woodland areas and ‘Grand Tree’ Specimens within the community. These existing regulations and requirements are applicable in all residential zoning district designations ("R" Districts), including the NU Non-Urban Residence District. (Wards – All)

Planner Newberry read the request into the record.

Director Vujicich provided a brief history and summary of the Commission’s consideration of this item. He stated the Department did contact Ameren Missouri regarding the Commission’s question about the possibility of that utility notifying the City when a solar energy system was no longer in use. The representative from the utility company stated it cannot provide such notification. Director Vujicich then went on to state the Planning and Zoning Commission acted at its June 1, 2020 meeting to unanimously support the proposed amended regulations regarding solar energy systems. He stated the draft Letter of
Recommendation reflects this action and is in the appropriate form to forward to City Council for its consideration and action.

No discussion was held among Commission Members regarding this agenda item.

A motion by Commissioner Beattie, seconded by Council Member Woerther, to approve the draft Letter of Recommendation, as presented.

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

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

Chair Lee declared the motion approved by a vote of 10-0.

VIII. **New Business — No Items for Consideration**

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

   a) A recommendation report by the Department of Planning on a Site Development Plan (SDP) for P.Z. 15-19 Chesterfield Montessori School, 1400 Ladue Road, Chesterfield, Missouri 63017; Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District; southeast side of Babler Park Drive, west of State Route 109 (Locator Number: 20W420051/Street Address: 17950 Pond Bridge Road); authorizing the use of the for a seven point nineteen (7.19) acre tract of land for an outdoor education center to be utilized by a private, not-for-profit elementary school, with supporting storage structure, which is inclusive of a covered patio area, associated parking lot, and vault-type restroom facility. *(Ward One)*

Planner Newberry read the request into the record.

Director Vujnic stated the Commission previously authorized a Conditional Use Permit (CUP) for this outdoor education center to be located on the subject property, with associated improvements. Director Vujnic provided an overview of the proposed Site Development Plan (SDP), first noting there is limited disturbance planned on the site to accommodate the improvements anticipated for this allowable use. He stated the school, Chesterfield Montessori School, intends to use the site for the upcoming 2020-2021 school year. Director Vujnic stated the Department has determined the Site Development Plan (SDP) is in compliance with the approved Conditional Use Permit (CUP) and recommending a favorable action on it by the Commission.

Discussion was held among Commission Members regarding the planned restroom facilities and their location on the site.
A motion by Commissioner Helfrey, seconded by Council Member Woerther, to approve the Site Development Plan Recommendation, as presented, and it be forwarded to City Council for receipt and filing.

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

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

Chair Lee declared the motion approved by a vote of 10-0.

X. Other – Two (2) Items for Consideration

a) Selection of a Citizen Commission Member to be Liaison to the Historic Preservation Commission (HPC).

A motion by Commissioner Helfrey, seconded by Commissioner Deppeler, to select Commissioner Broyles to serve as the Planning and Zoning Commission Liaison to the Historic Preservation Commission (HPC). A voice vote was taken regarding the motion. Hearing no objections, Chair Lee declared the motion approved by a vote of 10-0.

b) Formation of the Nominating Committee for the 2020/2021 Commission Year and its Officers (Wards - All)

Chair Lee requested volunteers to serve on the Nominating Committee for the 2020/2021 Commission Officers. The following Commission Members volunteered to serve on the Committee: Commissioner Levitt, Commissioner Kohn, Commissioner Beattie, and Commissioner Deppeler.

XI. Closing Remarks and Adjournment

A motion by Commissioner Helfrey, seconded by Council Member Woerther, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 8:55 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.