

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
JULY 6, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, July 6, 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 – (9)

Chair Bopp
Commissioner Renner
Commissioner Archeski
Commissioner Peasley
Commissioner Gragnani
Commissioner Lee
Commissioner Liddy
Council Member Manton
Mayor Woerther

ABSENT - (1)

Commissioner Bauer

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

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the June 15, 2015 Meeting

A motion made by Council Member Manton, seconded by Commissioner Peasley, to approve the minutes from the June 15, 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

The Department did not have any opening remarks.

V. Public Hearings – Three (3) Items for Consideration

(a.) **P.Z. 8-15 Kim Seiz, 210 Bountiful Pointe Circle, Wildwood, Missouri, 63040** is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court (half-court basketball area), which is to be located at 210 Bountiful Pointe Circle, Wildwood, Missouri (Locator Number 24U430506); R-1A 22,000 square foot Residence District, with a Planned Residential Development

Overlay District (PRD). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the northwest of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting on this request. **(Ward Eight)**

Director of Planning Vujnich noted the applicant had submitted a letter requesting her application be withdrawn. He noted staff was seeking action from the Commission on this request.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to withdraw the game court application, as requested by the petitioner. A voice vote was taken regarding the motion for withdrawal. Hearing no objections, Chair Bopp declared the motion approved.

(b.) **P.Z. 9-15 Sue and Phil DeSarno, 103 Grand Meridien Forest, Wildwood, Missouri, 63005** are seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court (half-court basketball area, with lighting), which is to be located at 103 Grand Meridien Forest, Wildwood, Missouri (Locator Number 19W310103); NU Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD). This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the northwest of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting on this request. **(Ward Three)**

Director of Planning Vujnich read the request into the record.

Senior Planner Arnett reviewed the background associated with this request, noting the plans for this court meet the City's requirements in regards to landscaping, stormwater drainage, lighting, setbacks, and all other items associated with this type of facility. She then explained that since the last meeting, Department staff was able to ascertain the Homeowners Association approval, which was submitted as part of petitioner's application. The approval was signed by the President of the Association, after all homeowners in the subdivision had provided their approval of the requested game court, including the fencing and lighting. Due to the plan's compliance with City codes, and the verification of the Association's approval, the Department recommended approval of the Conditional Use Permit for the court.

Discussion was held among the Commission Members regarding the following: restrictions on lighting and time of court play; the extent of the fencing around the court; the types of sports that will be played on the court; and the distance from the court to the nearest property line.

A motion was made by Commissioner Peasley, seconded by Commissioner Gragnani, to approve the game court, as requested.

A motion was made by Commissioner Liddy to amend the original motion to require the game court lighting be turned off by 10:30 p.m. each night. There was not a second to the motion, so the Chair declared that motion failed.

Chair Bopp called the question on the original motion for approval of the game court.

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

Ayes: Commissioner Archeski, Commissioner Gragnani, Commissioner Lee, Commissioner Peasley, Commissioner Liddy, Commissioner Renner, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9 to 0.

(c.) **P.Z. 7-15 James Edward Hardy, Trustee, 826 Babler Park Drive, Wildwood, Missouri 63005** - A request for a Conditional Use Permit (CUP) within the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for a fourteen (14) acre tract of land that is located on the southeast side of Babler Park Drive, north of Pond Road (Locator Number 20X320136/Street Address: 826 Babler Park Drive). Proposed Use: A horse boarding and training (lessons) facility. The petitioner is not planning any additional structures or buildings in conjunction with this requested permit. **(Ward Three)**

Chair Bopp gave an overview of the public hearing process for all in attendance and officially opened the public hearing.

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich narrated a slide show of photographs illustrating the subject site and the surrounding roadways and adjacent properties.

James Hardy, 826 Babler Park Drive, spoke on behalf of his request for a Conditional Use Permit. He noted that he bought the property in 1986 and has been boarding and training horses there since 1988. He listed many good things that he believes are a result of his operation of this facility, including former students who are now veterinarians or horse trainers. He explained the property easily handles the number of horses with the current twenty-six (26) stalls. The current trainer has been there for sixteen (16) years and manages nineteen (19) of the stalls.

There were no other speakers for or against the public hearing.

A motion was made by Commissioner Peasley, seconded by Commissioner Lee, to close the public hearing.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Lee, Commissioner Peasley, Commissioner Liddy, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9-0.

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

Letters of Recommendation – One (1) Item for Consideration

- (a.) **P.Z. 25, 26, and 26a – 14 (Reconsideration) Main Street Crossing, Payne Family Homes L.L.C., c/o Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** – A request for the modification of the Town Center Regulating Plan designation(s) for a portion of the property that totals 34.8 acres of area, which is located on the east side of State Route 109, south of State Route 100, from its current designations as “Downtown” and “Neighborhood General” Districts (Planning and Zoning Commission’s adopted plan [March 1, 2010]) to the “Neighborhood Edge” District. Accompanying the aforementioned Regulating Plan changes is a request for a change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD), for the same tract of land again being, located on the east side of State Route 109, south of State Route 100 (Locator Number: 23V120094/Street Address: 2461 Eatherton Road). Proposed Use: A total of one hundred seventeen (117) detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. *These matters were referred back to the Planning and Zoning Commission by the City Council, at the petitioner’s request. (Ward Eight)*

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich began by noting that information had been forwarded last week to the Commission Members regarding the placement of active use trails in the stormwater basins. He then showed some examples, provided by the petitioner, of similar improvements in other locations.

Director Vujnich then provided the history of this request, including the Letter of Recommendation for denial of these petitions in April 2015 and its referral back to the Commission by the City Council. He noted that, at the last meeting, the Planning and Zoning Commission acted on the draft conditions, which were based upon revised plans and meetings that had taken place since December 2014. This action, which was a vote of 5-4, was for a modification of the Letter of Recommendation to grant the Regulating Plan changes and recommend the rezoning and special procedures permit, which also included approval of the conditions. He then noted this vote was sufficient to revise the report, but six (6) votes in the affirmative would be necessary to forward a favorable recommendation to the City Council.

A motion was made by Mayor Woerther, seconded by Council Member Manton, to allow discussion of the requests. A voice vote was taken regarding the motion for discussion. Hearing no objections, Chair Bopp declared the motion approved.

Tom Cummings, representing Payne Family Homes, reviewed the provided information regarding usable active space within the detention basins and showed photographs of examples of these types of improvements. He commented that it was his belief the plan has come a long way, since the Commission’s action in April for denial. He then highlighted the modifications they have made to the plans, based upon input from the City and neighboring property owners. He concluded by noting the petitioner is willing to install additional signage along Eatherton Road to address traffic concerns.

Discussion was held by the Commissioners regarding the following: the use of active improvements in the detention basins; the minimum garage setback; the elimination of the cul-de-sac in the southwest portion of the development; the grading for the street stub extensions from Cambury Subdivision; the existence of a sidewalk and trail along Main Street; the connectivity of sidewalks throughout the development on all secondary streets; the final grade of Larksong Drive South and safety improvements at that location; the amount of tree removal proposed on the site; the location of Main Street; the piping of the ephemeral drainageway; the commercial outlots shown on the plan; the calculation of the preservation of two (2) acres

of woodlands along the stream; the remaining process, after zoning; and the tot lot improvements.

Mike Falkner, representing Sterling Engineering, commented on the proposed trail connection shown on the plans, noting the location of one (1) connection in the northeast corner of the site, from the area of the neo-traditional units to Eatherton Road, and another in the southwest portion of the site, from State Route 109 to Grover Ridge Drive. He also noted that both the Metropolitan St. Louis Sewer District (MSD) and the Army Corps of Engineers has requested the site be designed to minimize impact on the stream, and, therefore, they have minimized grading and piping of the stream.

A motion was made by Mayor Woerther, seconded by Commissioner Renner, to approve the favorable recommendation on this request.

Discussion was again held by the Commissioners regarding the following: the similarity of the development to other existing and proposed projects.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Peasley, Commissioner Liddy, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: Commissioner Archeski, Commissioner Gragnani, and Commissioner Lee.

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 6-3.

VII. New Business – Two (2) Correspondence Items for Consideration

(a.) A response to a communication from George M. Stock, c/o Stock and Associates, 257 Chesterfield Business Parkway, Chesterfield, Missouri, 63005, which requests a sixth extension of time for the submittal and approval of the Record Plat for Eatherton Road Corporate Park Project. This request pertains to a proposed industrial subdivision located in the M-3 Planned Industrial District and the FPM-3 Floodplain Planned Industrial District (St. Louis County Ordinance #6004; **P.C. 33-71 Fruin-Colnon Corporation**); west side of Eatherton Road, north of Centaur Road; a fifty-two (52) acre tract of land, consisting of twenty (20) lots, ranging from 1.32 acres to 5.22 acres in size. This extension would be for a twelve (12) month t imeframe, if granted. **(Ward One)**

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich reviewed the history and background associated with this site, noting the original approval date of its rezoning. He also noted that, many of the issues preventing the petitioner from completing the Record Plat process have been resolved, including the annexation of the site by MSD and the construction of the levee trail by the City of Chesterfield. He then noted the specifics regarding this plat, such as the Subdivision and Development Regulations, the City's public space requirements, and Zoning Code, which have not changed since the original approval and would, therefore, cause major modifications in its design. Based upon these factors, the Department's recommendation is for a twelve (12) month extension for the petitioner to obtain approval of the Record Plat.

A motion was made by Mayor Woerther, seconded by Council Member Manton, to approve the recommendation, which would allow the petitioner until June 23, 2016 to complete the Record Plat approval process.

Discussion was then held regarding the interest of the developer in proceeding with this project.

Mike Jersa, 731 Spiceberry Lane, is a commercial real estate appraiser and noted he has appraised a number of properties in this vicinity. Based upon his recent appraisals, he believed the project would be coming to a logical conclusion relatively soon, since a similar development east of this proposal is reaching capacity and would thereby create interest in this location.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Lee, Commissioner Peasley, Commissioner Liddy, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9 to 0.

(b.) A memorandum, with recommendation, on the planned construction access to the development site associated with **P.Z. 19-14 - The Manors at the Meadows of Cherry Hills, McBride Town Center, L.L.C., c/o Jeannie Aumiller, 16091 Swingley Ridge Road, Suite 300, Chesterfield, Missouri, 63017** - R-4 7,500 square foot Residence District (Town Center "Neighborhood General District"), with a Planned Residential Development Overlay District (PRD); south side of Manchester Road, at Cherry Hills Meadows Drive (Locator Numbers 24V640065 and 24V640076/Street Addresses: 16612 Manchester Road and 102 Cherry Hills Meadows Drive). Proposed Use: A total of forty-five (45), detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. **(Ward Eight)**

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich noted this project is for thirty-eight (38) lots at the front of the Meadows of Cherry Hills Subdivision. He then provided a brief history of the project, including some of the main discussion points during the rezoning process, such as the number of neo-traditional lots, signage, and the item to be discussed this evening - construction access. The site-specific ordinance requires all construction access to be from Manchester Road. The City Council had discussed the idea of utilizing an existing access point that is located in the northwest corner of the site to Manchester Road as the construction access, instead of Cherry Hills Meadows Drive. This matter was also discussed as part of the Site Development Plan review and was noted that a more in depth review would be completed and then the issue would be returned to the Commission for final action.

Director Vujnich noted the Department does not believe the access point in the northwest corner is the best location, given the amount of trees that would need to be removed for its creation. The Department is proposing an area that is to be disturbed on the plans, doesn't require tree removal, and is only one hundred (100) feet from Manchester Road, on Cherry Hills Meadows Drive. Additionally, large grading equipment could not accommodate the existing turn into the northwest corner of the site and sight distance

would also be a concern for drivers coming out of the roundabout. He concluded by noting the Department does not support using this alternative access point.

Discussion was then held regarding the following: the necessary safeguards that would be in place to provide repairs to the existing roadway, if damaged; and the staging area for the construction vehicles and workers.

A motion was made by Commissioner Gragnani, seconded by Council Member Manton, to support the Department's recommendation.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, Commissioner Liddy, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: Commissioner Lee

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 1.

VIII. Site Development Plans-Public Space Plans-Record Plats – Two (2) Items for Consideration

(a.) A recommendation report on the Site Development Plan (SDP) for a City bridge replacement project on Woods Road, over Hamilton Creek; City of Wildwood Department of Public Works; which supports the design and conditions indicated on the plan for improved safety and better function of this public structure. (Ward Six)

and

(b.) A recommendation report on the Site Development Plan (SDP) for a City bridge replacement project on Fox Creek Road, over the Hollow Tributary; City of Wildwood Department of Public Works; which supports the design and conditions indicated on the plan for improved safety and better function of this public structure. (Ward Six)

Director of Planning Vujnich requested permission from the Chair to address both items at the same time. The Chair concurred.

Senior Planner Arnett read the requests into the record.

Director of Planning Vujnich provided the location of each proposed bridge, the specifics on each improvement, including the addition of pedestrian facilities, the funding of each bridge, which includes partial federal money, and the need for Commission approval, as required by State Statute. He noted the design includes formed concrete parapet walls, to look like stacked stone and tinted to match the surrounding chert found in the vicinity. All accommodations have been made for safety and construction.

A motion was made by Mayor Woerther, seconded by Council Member Manton, to approve the Site Development Plans for both bridges.

Discussion was held regarding the following: if the money was already budgeted by the City for construction of the bridges; the timeframe and timeline for construction of each bridge; the height of the wall on the bridge; the sight distance at the bridges; and the fencing proposed along the pedestrian facilities.

Andrew Lindberg, 2467 Eatherton Road, noted a number of years ago that Tommy Kelpé saw a '57 Chevy washed off State Route 109 because of flooding at the Woods Road Bridge and so he wanted to make sure the height of the bridge was adequate to accommodate the flooding impacts.

Director of Planning Vujnich noted the City is working with property owners along Woods Road to clean out/replace culverts, which cause flooding downstream, and that the bridge will be two (2) feet above freeboard level.

Chair Bopp called the question.

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

Ayes: Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Lee, Commissioner Peasley, Commissioner Liddy, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9-0.

IX. Other – One (1) Item for Consideration – NOT READY FOR ACTION

- (a.) Selection of Nominating Committee for Officers of the Commission for Year 2015/2016 (Wards – All)

Director of Planning Vujnich noted the Nominating Committee needed to advise staff when they intend to meet, so it can be posted.

He also noted the public hearing for the Villages at Bright Leaf will be held in two (2) weeks, along with a few other requests. The Department apologizes in advance for a meeting that will probably be lengthy.

X. Closing Remarks and Adjournment

A motion was made by Mayor Woerther, seconded by Council Member Manton, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:25 p.m.

Approved by: The Planning and Zoning Commission at their July 20, 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.