

City of Wildwood, Missouri
Record of Proceedings



WILDWOOD

Town Center Update Team Meeting

Tuesday, July 14, 2020

Wildwood City Hall, 16860 Main Street, Wildwood, Missouri

63040

Meeting #18 Minutes

The Town Center Update Team meeting was called to order by Chair Loyal, at 6:30 p.m., on Tuesday, July 14, 2020, via 'Zoom Webinar Platform' and broadcast on the City of Wildwood's YouTube Channel, from Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Opening Remarks by Chair Loyal and Pledge of Allegiance

Chair Loyal welcomed the Team Members and thanked them for their attendance at tonight's meeting. Thereafter, Chair Loyal led the attendees in the Pledge of Allegiance. He noted Dr. Jones was still recovering with his fractured arm, extended him the Team's well wishes, and then began the meeting's discussions.

II. Review and Action on Draft Minutes from June 9, 2020 Team Meeting

With Chair Loyal continuing to conduct the meeting, he questioned if there were any changes or comments of the Team Members regarding the minutes from the 6/9/2020 Meeting. Council Member McCutchen made a motion to approve them, as prepared, which was seconded by Team Member Marion. Hearing no discussion, Chair Loyal declared the Meeting Minutes approved via voice vote [11/0].

Chair Loyal then requested Senior Planner Gaston take Roll Call, which attendance was noted as follows:

Present Team Members: Curtis, Rowton, Lux, Weiss, Risdall, Marion, Broyles (arrived at 6:45 p.m.), Hood, Loyal, Lee, Hoffmann, and Council Member McCutchen.

Absent: Team Members Edwards, Sedlak, and Kohn, along with Commission Liaison Helfrey, Council Member Gillani, and Dr. Jones.

Staff in attendance: Director of Planning Vujnich, Senior Planner Gaston, and Assistant Director of Planning Arnett.

III. Public Comments and Input Led by Moderator (Dr. Jones - Chair Loyal)

None

Team Member Broyles arrived.

IV. Explanation of Meeting Materials by Department of Planning and Parks

Director Vujnich provided a brief explanation of the items in the packet, as they relate to the discussion on tonight's agenda.

V. Finalize Town Center Plan's Neighborhood Design Standards (4th Major Component)

Director Vujnich noted the Team had completed its review of the Neighborhood Design Standards at the June meeting, but had delayed its final vote on accepting them, until a full list of the cumulative changes and a comparison between Districts could be provided. He noted the requested items are included in tonight's packet.

A motion was made by Team Member Lee to include the provided exhibits from the Department in the final Town Center Development Manual. The motion was seconded by Team Member Hood. Council Member McCutchen questioned if density within the Town Center Area could be further reduced. Director Vujnich noted that, with the new requirement of greater setback distances in all districts, density should be decreased, in most instances.

Chair Loyal requested a roll call vote, which was taken with the following results:

Ayes – Team Members Curtis, Rowton, Lux, Weiss, Risdall, Marion, Hood, Loyal, Broyles, Lee, Hoffmann, and Council Member McCutchen.

Nays – None

The motion was declared approved [12/0].

VI. Introduction of Town Center Architectural Guidelines (5th and Final, Major Component)

Director of Planning Vujnich provided a brief overview of the current Architectural Guidelines, noting the City's Architectural Review Board (ARB) had recently reviewed these guidelines through most of 2017. He then requested Team Member Hoffmann provide his insights of the guidelines, as the Architectural Review Board Liaison to the Town Center Update Team (TCUT). Team Member Hoffmann noted the guidelines have been reviewed and revised by approximately twenty (20) practicing architects over the years, including the most recent review noted by the Department of Planning. He urged the Team Members to make minimal changes, if any.

Discussion was held regarding the City's outdoor lighting requirements and Sign Regulations and how they apply within the Town Center.

A motion was made by Team Member Marion, seconded by Council Member McCutchen, to approve the Architectural Guidelines, as presented.

Chair Loyal requested a roll call vote, which was taken with the following results:

Ayes – Team Members Curtis, Rowton, Lux, Weiss, Risdall, Marion, Hood, Loyal, Broyles, Lee, and Hoffmann, and Council Member McCutchen.

Nays – None

The motion was declared approved [12/0].

VII. Discussion of Reprioritizing Street Projects Matrix, Specifically Regarding Generations Drive

Director of Planning Vujnich provided the background on this item, starting by noting the street prioritization was the first item reviewed by the Team. Since that time, in early 2019, two (2) of the main priority streets have been completed (State Route 109 improvements and the Taylor Road Extension). Given this progress, the Team express a need to review the list again.

Discussion was held regarding the following: the need to remove the two (2) completed streets from the top list of priorities and determine replacements; the desire to elevate Generations Drive to a higher priority; the determination to retain Eatherton Road and Taylor Road, as priorities, but note both are primarily pedestrian issues; and the issues impacting Generations Drive, including the approval of two (2) additional buildings at Wildwood Square, the potential for an expansion at the Wildwood Family YMCA and Phase Two at the St. Louis Community College – Wildwood Campus, and other future developments in the Cultural/Institutional Overlay District.

Consensus was to revise the Street Prioritization List to make the following modifications and review again at the next meeting:

1. Retain Center Avenue as the #1 priority;
2. Move New College Avenue and Generations Drive up to the #2 and #3 priorities;
3. Move Eatherton Road to the #4 priority;
4. Move Main Street to the #5 priority; and
5. Move State Route 109 and Taylor Road down in the priority list.

Department staff will revise the matrix for the next meeting and assign \$ to the table for each roadway, using a system such as: \$, \$\$, \$\$\$, \$\$\$\$, etc.

VIII. Questions/Comments from Team Members about Information Provided to Date

None

IX. Final Public Comments and Input Led by Moderator (Dr. Jones – Chair Loyal)

None

X. Other Items – Workplace District Designation Located in Ward 5

Council Member McCutchen noted she has concerns regarding the property located to the west of Eatherton Road, east of State Route 109, which is located across from the western portion of the Villages at Bright Leaf Subdivision, relative to its Workplace District status. She noted neighbors are opposed to intense commercial uses there and since St. Luke’s Hospital is the owner of the property, a medical building could be considered in the Neighborhood General District, with a Conditional Use Permit. Discussion was held regarding Team Members’ concerns with the downgrade in zoning and the impact on the value of the property. Department staff noted that it would contact the property owner for a response at the next meeting.

XI. Next Meeting Date – August 11, 2020 (Tuesday)

No change was made to the next scheduled meeting.

XII. Closing Remarks and Adjournment by Chair Loyal

There being no further business to conduct, Council Member McCutchen motioned to adjourn, which was seconded by Team Member Hood. Upon a voice vote [12/0], Chair Loyal declared the meeting adjourned at 8:00 p.m.