

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
July 21, 2020 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 6:30 p.m., on July 21, 2020, ***in a virtual format (Zoom Webinar).***

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (8)

ABSENT – (0)

Council Member Clark
Council Member Bartoni
Council Member Nyhan
Council Member Dodwell
Council Member Rambaud
Council Member Flaschar
Council Member Garritano
Chair McCutchen

Other City Officials present:

Joe Vujnich, Director of Planning and Parks
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation
Travis Newberry, City Planner

II. Approval of Minutes from the Committee’s Meeting of June 16, 2020

A motion was made by Council Member Dodwell, seconded by Council Member Bartoni, to approve the minutes of the June 16, 2020 meeting. A voice vote was taken to approve the motion, with affirmative result. Council Members Garritano and Flaschar abstained from the voting. The motion was declared approved by Chair McCutchen.

III. Election of chair for the Year 2020-2021.

Director of Planning and Parks Vujnich explained the selection process for a new Chair of the Planning and Parks Committee for the 2020-2021 Year and the Committee was asked to review the *Council Standing Committee Chair Selection Process* instructions in each of their packets.

A motion was made by Council Member Bartoni, seconded by Council Member Garritano, nominating Council Member McCutchen as the Chair of the Planning and Parks Committee for the 2020-2021 Year. With no other nominations being made, a roll call vote was taken to approve the motion, with the following results:

Ayes: Council Members Clark, Bartoni, Nyhan, Dodwell, Rambaud, Flaschar, Garritano, and Chair McCutchen.

Nays: None

Absent: None

The motion was declared approved and the meeting continued with Council Member McCutchen as Chair.

IV. Public Input (opportunity for the public to speak to any Action Item on Tonight's Agenda)

Nancy Fischer – wished to provide comments/questions at the end of the discussion pertaining to the *Zoning Ordinance and Noise Code for Constant Emitters of Sound*. She advised the Director of Planning and Parks Vujnich had already answered many of her questions via email, but stated others are sometimes brought forward during Committee discussions and she wanted to be able to comment, in case a clarification was needed. This request was questioned by several Council Members, who believed comments and questions should be presented during the *Public Input Section* of the agenda. It was decided if questions/comments were presented during the discussion, they could be provided in the *Zoom Chat Room* or via email.

V. Action Items

a.) Planning Matters – Two (2) Items Ready for Consideration

1.) Review of Previous Changes to the Zoning Ordinance and Noise Code for Constant Emitters of Sound (Wards – All)

Director of Planning and Parks Vujnich provided an overview of previous discussion and actions relative to the *Zoning Ordinance and Noise Code for Constant Emitters of Sound*. He noted changes were made to certain ordinances in 2017, prompted by an aquaculture facility in place on Wild Horse Creek Road, followed shortly by the operation of a large waterfall structure. Unfortunately, while these *changes* were/are considered positive steps, the specific *problems* still exist. Director of Planning and Parks Vujnich advised, at the June meeting of this Committee, it was decided/requested that changes made to those ordinances in 2017 be reviewed by the Department to determine if improvements could be made to better protect Wildwood residents, especially those individuals and families that reside in rural areas. He noted that upon reviewing a report from Dr. Thunder, in which an assessment of the aquaculture operation on Wild Horse Creek Road was made, the Department feels, based upon the City's current standard, and what certain federal and State governments are supporting in this same regard, it appears they are more protective of

a quiet environment. Six (6) considerations were recommended to be added to existing regulations or certain other requirements changed or deleted. These six (6) items will address certain shortcomings in the current *Noise Code and Zoning Ordinance* and create a better network of regulations to ensure appropriate standards are in place to address constant emitters of sound, regardless of type and nature, such as roadway corridors. Director of Planning and Parks Vujnich advised the Committee that, if they agree, the Department of Planning, working with the City Attorney, will prepare revised regulations for consideration at either its next meeting in August or September, depending on workload and complexity of formation.

Discussion among Committee Members included the following: lengthy discussion on the decibel levels associated with noise disturbance; the fact that a three (3) decibel difference is considerable; the suggestion to check with other municipalities, specifically the City of Ballwin, and review its noise ordinance; the opinion the enhancement of the current noise ordinance might provide a more effective enforcement tool; what are the penalties or repercussions for violation of the ordinance and whether they should be included in the final version; whether loud music, roadway noise, and noise associated with harassment will be addressed in the revised ordinance; the question of who would be responsible for enforcement of the Noise Ordinance; the fact that noise *hours* are different during the week, on weekends, and on Sundays; the suggestion to look into the Grading Code for improvements relative to noise; the suggestion to consider target practice a noise violation; whether *noise transmission maps* have ever been considered; and considerable discussion on Section 217.050, Section G, and the sixty (60) minutes of continuous noise standard.

A motion was made by Council Member Bartoni, seconded by Council Member Dodwell, endorsing the Department's recommendation to prepare revised regulations, in conjunction with the City Attorney, to the *Zoning Ordinance and Noise Code for Constant Emitters of Sound*, for the Committee's consideration at a future meeting in August or September, 2020. A voice vote was taken to approve this motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

2. Discussion of an Ordinance Proposing Changes to the Composition and Qualifications of the Members of the City's Architectural Review Board (ARB) (Wards – All)

Director of Planning and Parks Vujnich provided an overview of proposed changes/amendments to qualifications for appointment to the Architectural Review Board. He presented the proposed changes to the Committee, and noted then they were prompted by the Mayor and recent changes to the Charter requirements. Director of Planning and Parks Vujnich advised the Committee that some members of the Architectural Review Board have been serving up to six (6) terms; however, new Charter requirements will limit members to eight (8) years. Further, at least three (3) members must be architects and two (2) of them must be architects, engineers, landscape architects, urban planners, or otherwise qualified by experience and training in building construction.

Discussion among Committee Members included the following: the fact there are not that many architects residing in the City and, many that do live in the City, do not have the time to serve on this Board; the opinion the proposed changes might be setting a bar that will be difficult to reach in the future; the belief the proposed changes will assist in making sure there are enough people serving on the Board at any given time; the opinion that putting limits on *volunteers* does not seem like the correct way to manage the operations of the City's Boards and Commissions; and the suggestion to increase the specified term limits from three (3) years to four (4).

A motion was made by Council Member Bartoni, seconded by Council Member Clark, to endorse the recommendation of the Department concerning adjustments to the *Architectural Review Board Requirements*, with the inclusion of the terms for alternate members increasing to four (4) years. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

b.) Parks Matters – Five (5) Items for Consideration

1.) Review of Results of First Public Input Session and Discussion of Next Steps for the Town Center Village Green (Ward-Eight)

Assistant Director of Planning and Parks Arnett provided an overview of the results of the first public input session regarding the proposed *Village Green*, then explained the background and the way the survey was adjusted to a virtual format. She noted the consultant, Human Nature, developed a thirteen (13) minute video for viewing, then a thirty-five (35) question survey was made available for residents to answer. Assistant Director of Planning and Parks Arnett advised this *Public Input Session* fielded one of the best responses remembered, with more than four hundred (400) individuals offering comments. The responses received were then divided into nine (9) general categories that reflect the opinions of those respondents that participated in the survey. Assistant Director of Planning and Parks advised the Committee, if the received responses are satisfactory, the consultant is ready to proceed into Phase 2, which is the Exploration Phase. She noted, given the current state of the Coronavirus situation, a virtual format is likely to be once again presented to the public. In the Exploration Phase, the consultant will generate a variety of design concepts based on the responses received in the first survey.

Discussion among Committee Members included the following: the suggestion to have the former Action Plan Update Committee oversee the public input results, since it spent considerable time on the Village Green idea; the opinion the consulting firm, Human Nature, has done an excellent job so far with the proposed Village Green Project; the opinion it seems like those respondents that are involved are trying to make the Village Green all things, to all people; the question on how the ideas for the Village Green can be *whittled down* for Human Nature; the opinion the six (6) acre Village Green site is growing awful small; the question of whether any risk/road block research

has been done; and the question of whether information can be made available to the Committee about Crest View Drive; and access to the Village Green site.

A motion was made by Council Member Dodwell, seconded by Council Member Flaschar, encouraging the Department to proceed into Phase 2 of the Village Green Development, the Exploration Phase. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

2.) Discussion on Reopening of Park Facilities (Wards – All)

Director of Planning and Parks Vujnich informed the Committee that, currently all Wildwood parks and trails are open, but playgrounds, permanent restrooms, and drinking fountains remain closed. He noted, for the most part, guidelines presented by the St. Louis County Department of Parks and Recreation are being followed. Regarding permanent restrooms and drinking fountains, safety of park users and costs associated with effective/recommended sanitation are the guiding factors. Director of Planning and Parks Vujnich advised this information was meant to keep the Committee *up-to-date* with current park information and is hopeful that it supports its decisions to this point.

3.) Update on Virtual Recreation Programs and Events (Wards – All)

Assistant Director of Planning and Parks Arnett provided an overview of the *virtual events* the City has presented to the residents of Wildwood summarizing offerings to this point in time. She noted several *virtual events* are by scheduled through the end of July and numerous events are in the planning stage for the rest of the year. Assistant Director of Planning and Parks Arnett advised the Committee the Department receives very positive comments, on a regular basis, from those residents and others who have participated in the *virtual events*.

4.) Update on John L. LeCave Memorial Trailhead Signage (Ward-One)

Assistant Director of Planning and Parks Arnett updated the Committee on the progress of the John L. LeCave Memorial Trailhead from its official opening in June 2019. She advised the final step to completing the trailhead is the installation of entry and interpretive signage. Assistant Director of Parks and Recreation Arnett informed the Committee the approved signs have been ordered and delivery is expected in the next month. The signs will be installed by the City's park maintenance contractor and complete the development of the trailhead.

5.) Update Report on Facility Reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)

The Committee was advised to contact Assistant Director of Planning and Parks Arnett with any questions or comments.

c.) Executive Session Matters – One (1) Item Ready for Consideration

Executive Session Pursuant to RSMO 610.021 (2) Lease, Purchase, or Sale of Real Estate.

A motion was made by Council Member Bartoni, seconded by Council Member Dodwell, to enter into Closed Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021(2)).

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

Ayes: Council Members Clark, Bartoni, Nyhan, Dodwell, Rambaud, Flaschar, Garritano, and Chair McCutchen.

Nays: None

Absent: None.

The motion was declared approved by Chair McCutchen.

Time: 8:09 p.m.

A motion was made by Council Member Dodwell, seconded by Council Member Clark, to adjourn the Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021(2)).

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

Ayes: Council Members Clark, Bartoni, Nyhan, Dodwell, Rambaud, Flaschar, Garritano, and Chair McCutchen.

Nays: None

Absent: None.

The motion was declared approved by Chair McCutchen.

Time: 8:22 a.m.

VI. Not Ready for Action – Planning and Parks Matters – Six (6) Items

Nothing ready for discussion.

VII. Other Matters

A question was asked if the Department could provide a status of the twenty-seven (27) acres of property on Hencken Road that was recently donated by Joanne Yost, followed by a short discussion.

A question was asked on the amount of funding normally put aside for property acquisition each year, followed by a short discussion.

VII. Closing Remarks and Adjournment.

Director of Planning and Parks Vujnich and Chair McCutchen summarized the evening's meeting and **a motion was made by Council Member Bartoni, seconded by Council Member Dodwell, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair McCutchen at 8:26 p.m.**