

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

August 3, 2020

The meeting of the Planning and Zoning Commission was called to order, at 7:00 p.m., on Monday, August 3, 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 – (9)

Commissioner Helfrey
Commissioner Deppeler
Commissioner Beattie
Commissioner Kohn
Commissioner Jackson (Arriving at 7:21 p.m.)
Commissioner Broyles
Chair Lee
Council Member Brost
Mayor Bowlin

ABSENT – (1)

Commissioner Levitt

Other City officials present in the City Council Chambers, and via the videoconferencing tool Zoom, included the Director of Planning and Parks Vujnich, Economic Development Manager Jacquin, 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 July 20, 2020 Meeting

A motion was made by Council Member Brost, seconded by Commissioner Deppeler, to approve the minutes from the July 20, 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 7-0, with one (1) abstention (Chair Lee) and one (1) absent at the time of the vote (Commissioner Jackson).

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

V. Public Comment Session

No member of the public wished to address the Commission at this time.

VI. Public Hearings – No Items for Consideration

VII. Old Business – Three (3) Items for Consideration

- a) **P.Z. 3-20 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to consider the development of new legislation to possibly be included within Chapter 415 (Zoning Ordinance) of the Code of Ordinances of the City of Wildwood relating to properties that are located within the City of Wildwood that present unique histories of use or character, which must be considered needing greater scrutiny and protections due to their environmental legacies, site, soil, and/or physical characteristics, or proximity to a stream, creek, or ephemeral drainageways that ultimately presents a higher than acceptable risk to the public, if they are to be disturbed, developed, and placed into active use. Such situations necessitate the need for the consideration of a new Special Procedures Overlay District, with associated regulations, that provides a minimum level of protections to all parties that are assessed as necessary, while ensuring a thorough and complete review and comment period for the community. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich stated the Commission had previously held public hearings regarding this matter at two (2) of its meetings. He stated the Commission's discussion regarding this matter was largely relative to the creation of a map identifying the properties in Wildwood that would be impacted by this proposed overlay district. Director Vujnich stated City Attorney Young advised the Commission such would be part of a separate process, which would include new notifications, public hearings, and actions by the Commission. The matter before the Commission at tonight's meeting is establishing the criteria of the special overlay district. Director Vujnich stated the Commission acted unanimously at its July 20, 2020 meeting to support the proposed overlay district and associated regulations. Such action is reflected in the draft Letter of Recommendation, which is now in the appropriate form for final action and to be subsequently forwarded to City Council for its consideration.

No discussion was held among Commission Members regarding this matter.

A motion by Council Member Brost, seconded by Commissioner Helfrey, to accept the draft Letter of Recommendation, as presented, and forward it to City Council for Public Hearing.

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

Ayes: Commissioner Deppeler, Commissioner Helfrey, Commissioner Beattie, Commissioner Kohn, Commissioner Broyles, Council Member Brost, Mayor Bowlin, and Chair Lee

Nays: None

Absent: Commissioner Levitt and Commissioner Jackson (arriving at 7:21 p.m.)

Abstain: None

Chair Lee declared the motion approved by a vote of 8-0.

b) **P.Z. 17-19 Michelle and Geoffrey Nash, 388 Steeple Lane, Wildwood, Missouri 63005, c/o Sunsource Homes Inc., 322 Southwest Boulevard, Kansas City, Missouri 64108** – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District (Street Address: 388 Steeple Lane/Locator Number: 19V430291) for the installation of ground-mounted solar panels upon this three (3) acre parcel of ground, which is located on the east side of Steeple Lane, south of Wildhorse Creek Road. The petitioner is also seeking to install certain roof-mounted solar panels, which are to be so situated on the existing dwelling, as to be visible from an abutting roadway. These installations are required to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the proposed solar panels being of a ground-mounted design type, as well as roof-mounted panels situated on an area of the dwelling's roof, that causes them to be visible from an abutting roadway. **(Ward One)**

Director Vujnich read the request into the record.

Planner Newberry stated the Commission held a public hearing regarding this request in December 2019. He stated the petitioner has been working with their neighbors, specifically the Homeowners Association's trustees, to reach an agreeable arrangement for the proposed solar energy systems, which has been achieved. Mr. Newberry stated the petitioner has installed extensive landscaping on the subject lot that will provide a visual screen of the ground-mounted solar energy system from the private roadway. He stated the Commission acted unanimously at its July 20, 2020 meeting to support the Conditional Use Permit (CUP) for the proposed solar energy systems, both roof- and ground-mounted types. Mr. Newberry stated the draft Letter of Recommendation is now in the appropriate form to be forwarded to City Council for its receipt and filing.

Director Vujnich thanked the petitioner for participating in this process and making the extra effort to work with their neighbors, the Homeowners Association's trustees, and the Planning and Zoning Commission to achieve a result that is beneficial for all parties.

No discussion was held among Commission Members regarding this item.

A motion by Commissioner Helfrey, seconded by Commissioner Beattie, to approve the draft Letter of Recommendation, as presented, and forward it to City Council for its consideration.

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

Ayes: Commissioner Deppeler, Commissioner Helfrey, Commissioner Beattie, Commissioner Kohn, Commissioner Jackson, Commissioner Broyles, Council Member Brost, Mayor Bowlin, and Chair Lee

Nays: None

Absent: Commissioner Levitt

Abstain: None

Chair Lee declared the motion approved by a vote of 9-0.

c) **P.Z 8-20 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to review and consider changes to the lists of permitted

uses contained in all "R" residential, "C," and "M" zoning district designations of the City of Wildwood's Zoning Ordinance, including the NU Non-Urban Residence District, for the purposes of ensuring the mix of activities are still applicable and suitable for the locations where authorized or allowed. The applicable districts include the following sections of the code: Section 415.090 NU Non-Urban Residence District ; Section 415.110 "R-1" One Acre Residence District Regulations ; Section 415.120 "R-1A" Residence District Regulations ; Section 415.130 "R-2" Residence District Regulations ; Section 415.140 "R-3" Residence District Regulations ; Section 415.150 "R-4" Residence District Regulations ; Section 415.160 "R-6A" Residence District Regulations ; Section 415.170 "C-1" Neighborhood Business District Regulations ; Section 415.180 "C-2" Shopping District Regulations; and Section 415.200 "M-1" Industrial District Regulations. (**Wards – All**)

Planner Newberry read the request into the record.

Director Vujnich stated this matter was identified in the Planning and Zoning Commission 2020 Work Program, which was adopted by it earlier this year. He stated the intent of this review of the permitted and conditional uses within certain zoning districts is to ensure the Zoning Ordinance is consistent with current, relevant, and desired land use trends, technological changes, and new laws. Director Vujnich summarized the Department's recommended changes to the permitted and conditional uses within the NU Non-Urban Residence District, as outlined in its report, specifically noting the importance of this zoning district designation, given its relative application in over sixty (60) percent of the City's overall geographic area. Director Vujnich also noted some of the proposed changes for the NU Non-Urban Residence District are significant. At the completion of the Department's overview of the proposed changes to the permitted and conditional uses for the NU Non-Urban Residence District, Director Vujnich offered to answer any questions Commission Members might have on this item, before moving on to the presentation of the recommendations for the remaining zoning district designations.

Discussion was held among Commission Members regarding clarification about the proposed elimination of hunting, fishing, and propagation of animals, as a permitted use in the NU Non-Urban Residence District; the request to provide the information about the existing land use allowances and proposed changes in a table format; and the notion this matter would benefit from a discussion by Commission Members in a Work Session setting, given its complex nature.

A motion by Mayor Bowlin, seconded by Commissioner Broyles, to postpone discussion on this matter, in order to schedule a minimum of one (1) Work Session of the Commission to consider the Department's recommended changes in greater detail.

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

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

Chair Lee declared the motion approved by a vote of 9-0.

VIII. New Business – No Items for Consideration

IX. Site Development Plans-Public Space Plans-Record Plats – No Items for Consideration

X. Other – One (1) Item for Consideration

a.) Update on the Planning and Zoning Commission's Work program for 2020. (Wards - All)

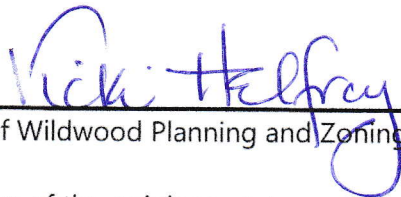
Director Vujnich stated the Planning and Zoning Commission previously adopted its Work Program for 2020 earlier this year. He stated the Department is providing a mid-year update on the progress of the various items identified in the 2020 Work Program. He stated many of the items are either already completed or currently in progress, while a few of them have been impacted by the ongoing COVID-19 Coronavirus Pandemic. Director Vujnich stated a few of the items are waiting on other sources to finalize work on them, prior to them being presented to the Commission. He also stated many of the remaining items are planned to be addressed in the coming months. Director Vujnich stated the Department is available for any questions Commission Members may have regarding the 2020 Work Program.

Discussion was held among Commission Members regarding the positive nature of the progress on their 2020 Work Program.

XI. Closing Remarks and Adjournment

A motion by Commissioner Helfrey, seconded by Commissioner Beattie, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 7:49 p.m.

Approved by:



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.