

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
AUGUST 4, 2014

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, August 4, 2014, 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 – (10)

ABSENT – (0)

Chair Bopp
Commissioner Archeski
Commissioner Bauer
Commissioner Gagnani
Commissioner Manton
Commissioner Peasley
Commissioner Lee
Commissioner Renner
Council Member Sewell
Mayor Woerther

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

II. Review Tonight's Agenda / Questions or Comments

III. Approval of Minutes from the Meeting of July 21, 2014

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to approve the minutes from the July 21, 2014 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

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

- a.) **P.Z. 18-14 City of Wildwood's Historic Preservation Commission c/o Department of Planning and Parks, 16860 Main Street, Wildwood, Missouri 63040** – A request for the review and recommendation of the Planning and Zoning Commission on proposed amendments to **Chapter 440 Historic Preservation and Restoration Code** of the City of Wildwood's Code of Municipal Ordinances, which represent the Historic Preservation Commission's consideration and action upon them, which had not been considered, nor updated, since their initial adoption in 1999. The changes are intended to reflect current trends in historic preservation efforts and programs, promote greater interest and participation in historic activities of the City, and increase resident awareness of Wildwood's rich history, while still retaining the voluntary nature of it relative to any property owner's participation in its registry process. **(Ward – All)**

Planner Barklage read the request into the record.

Director of Planning Vujnich provided an overview of the formation of the City's Historic Preservation Commission and its efforts over the past fourteen (14) years, including its actions to protect the historic treasures of Wildwood through education, advice, and incentives. He went on to note that, while the Historic Preservation Commission has had some successes, there has also been a desire to do more with regards to the City's preservation efforts. He added the City Council determined a review of the existing ordinance relating to its effectiveness was needed. Thus, the Historic Preservation Commission took a section-by-section approach to the code's review and consideration.

Director Vujnich went on to note the Department provided the following documents in preparation for tonight's hearing: the Historic Preservation Commission's Forwarding Letter; the current version of Chapter 440 – Historic Preservation and Restoration Code; the red-lined version of the revised code; the recommended draft version of Chapter 440 – Historic Preservation and Restoration Code of the City of Wildwood, as acted upon by the Historic Preservation Commission; the chart developed by the Historic Preservation Commission that identified other communities in the region and their respective ordinance highlights; and the Historic Preservation Commission's Annual Report to the State's Historic Preservation Office (for background purposes). Director Vujnich also noted a mailing was sent to property owners of historic properties, informing them of tonight's hearing. He concluded by stating he would like the Chair of the Historic Preservation Commission, Bill Kennedy, to comment on and add to the discussion on the Commission's review process as well.

Bill Kennedy, Chair of the Historic Preservation Commission, 48 Rockwood Forest Ridge, thanked the Department, several members, and former members, of the City Council, the Mayor, and the residents for their efforts and review with regards Chapter 440 – Historic Preservation and Restoration Code. Historic Preservation Chair Kennedy went on review specific revisions and changes that had been made to the code and the reasoning behind each. He also noted that it was the Commission's goal to work hard to improve the education and incentive programs relating to historic elements and their preservation.

Discussion was held among Commission Members regarding the following items: thanks to the Historic Preservation Commission for its thorough review; questions pertaining to the historic plaque markers; how the Department is aware if a property is considered historic, before it is demolished; and if the Historic Preservation Commission believes the revised code will prevent its misuse and misinterpretation, as occurred with the Glencoe Crossing proposal.

A motion was made by Council Member Sewell, seconded by Commissioner Gragnani, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

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

Information Reports – One (1) Item for Consideration

- a.) **P.Z. 3-14 Wildwood Trail Subdivision, Pulte Homes of St. Louis, Chris Matteo, 17107 Chesterfield Airport Road, Suite 120, Chesterfield, Missouri 63005, c/o Stock and Associates Consulting Engineers, Inc., Chris Mueller, P.E., 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005** – A request for the modification of the Town Center Regulating Plan designation(s) for a portion of two (2) properties that total 4.63 acres of area, which are located on the east side of State Route 109, north of Manchester Road, from its current designations as "Workplace" and "Neighborhood Edge" Districts (Planning and Zoning

Commission's adopted plan [March 1, 2010]) to the "Neighborhood Edge" District. The City Council's adoption of the updated Town Center Plan did not include these two (2) parcels of ground and, therefore, both of them still retain a 'Workplace' District designation for the entire 4.63 acre tract of land. **(Ward Eight)**

P.Z. 4-14 Wildwood Trail Subdivision, Pulte Homes of St. Louis, Chris Matteo, 17107 Chesterfield Airport Road, Suite 120, Chesterfield, Missouri 63005, c/o Stock and Associates Consulting Engineers, Inc., Chris Mueller, P.E., 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005 – A request to amend the Street Network Map of the Town Center Plan and not be required to extend Viola Gill Lane through the entirety of this 4.63 acre site to the abutting parcel of ground located to its north for a future roadway connection. This street extension for the future roadway connection is indicated on the adopted Street Network Map of the Town Center Plan. **(Ward Eight)**

P.Z. 5 and 6-14 Wildwood Trail Subdivision, Pulte Homes of St. Louis, Chris Matteo, 17107 Chesterfield Airport Road, Suite 120, Chesterfield, Missouri 63005, c/o Stock and Associates Consulting Engineers, Inc., Chris Mueller, P.E., 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005 – Accompanying the aforementioned Regulating Plan and Street Network Map changes is a request for a change in zoning from the C-8 Planned Commercial District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), for the same two (2) tracts of land that total 4.63 acres in size and located on the east side of State Route 109, north of Manchester Road (Locator Numbers 24V440122 and 24V440104/Street Addresses: 2516 and 2520 Highway 109). **Proposed Use: Seventeen (17), detached single-family dwellings on individual lots (Town Center Building Type –House), with common ground, and required public space areas. (Ward Eight)**

Planner Barklage read the request into the record.

Director of Planning Vujnich reviewed the background relating to the requests. He went on to note that, over the last few months, the Department has had a number of conversations with Pulte Homes of St. Louis regarding this project, which have focused on several major issues, and had led to the postponement of these petitions by the Planning and Zoning Commission. He added a Work Session of the Planning and Zoning Commission was held prior to tonight's meeting to discuss issues relating to three (3) components of this project: the design of the access point onto State Route 109 from the subject site; the inclusion of the stub street, as part of the project, which is the extension of Viola Gill Lane from the Towns at Windrush Subdivision; and the type of residential unit that is planned for this project and the front entry garages associated with them. Director Vujnich also noted the Department had invited a representative from the Missouri Department of Transportation (MoDOT) to attend the Work Session meeting, but they were not able to due to a scheduling conflict. However, he noted the Missouri Department of Transportation (MODOT) provided a letter confirming its desire for a right/in-right/out access point onto/off Highway 109. Director Vujnich went on to summarize the discussion held at the Work Session meeting.

Director of Planning Vujnich then described the 2nd Addendum and the Information Report that was attached, which has been modified to reflect the changes that have been made to the petitioner's submittal and address the three (3) aforementioned identified issues. He went on to describe how these three (3) issues were addressed by the petitioner and what the Department is recommending with regards to them.

Director of Planning Vujnich stated that, along with the design issues described, it supports the following items as well: the full designation of this property to the 'Neighborhood Edge' District; the modification to the Street Network Map, relative to the elimination of the extension of Viola Gill to the north; and the

change in zoning and the Planned Residential Overlay District (PRD) application. He added this support of the zoning change and overlay district is premised on no more than twenty (20) lots being authorized on this 4.6 acre tract of land and compliance of the lots, houses, and improvements to the Towner CenterPlan.

Director Vujnich concluded by noting that, if the Commission feels more information and discussion is needed, in order to act on the recommendation, he would recommend a postponement in order for the Department and petitioner to provide such.

A motion was made by Commissioner Bauer, seconded by Mayor Woerther, to discuss the 2nd Addendum and the Information Report.

Discussion was held among Commission Members regarding the following items: questions pertaining to the Street Network Map and if a future connection would ultimately be made in the vicinity; how successful the City has been in connecting stub streets in other areas of the City; the belief the elimination of the stub street should be considered, since there is not a definitive answer to how the property to the north will be developed; the current commercial zoning of the property; clarification to how many lots are being requested; the belief that, if the stub street connection to the north is eliminated, it would give that developer more development options, since they may already have to create a design avoiding the drainage way; and the possibility of postponing the request.

Larry Butts, Pulte Homes of St. Louis, 17107 Chesterfield Airport Road, Suite 120, Chesterfield, Missouri, described modifications to the plan and the design of the dwelling units and noted he was available to answer any further questions the Commission may have upon these matters.

Council Member Sewell made a motion to approve the Department's recommendation, which was seconded by Mayor Woerther.

Chair Bopp called the question.

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

Ayes: Commissioner Manton, Commissioner Lee, Commissioner Renner, Council Member Sewell, Mayor Woerther, and Chair Bopp.

Nays: Commissioner Archeski, Commissioner Bauer, Commissioner Gragnani, and Commissioner Peasley

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 6 to 4.

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

Correspondence Items – One (1) Item for Consideration

- a.) The reconsideration of a waiver request to the typical requirements for a Preliminary Development Plan (PDP) for the submittal and review of a Conditional Use Permit (CUP) that would allow a riding stable **and, now, the right to provide lessons on a limited basis**, on the subject ten (10) acre tract of land; south side of Melrose Road, east of State Route 100 (18318 Melrose Road – St. Louis County Locator Number 25X240071); NU Non-Urban Residence District

Planner Barklage read the request into the record.

Director of Planning Vujnich reviewed the background pertaining to this request and noted the Department is presenting a change that is being requested to the waiver, so as to add lessons at the facility. He added the Department is seeking the Commission's reconsideration of the waiver of the Preliminary Development Plan (PDP) for the submittal and review, as part of the Conditional Use Permit (CUP), due to this increased use. He added, from the Department's standpoint, it feels it can no longer justify the waiver to this requirement, since it is no longer consistent with the Commission's action, and the site being used for more than just the boarding of equine. Additionally, the equity issue for other petitioners, who have requested Conditional Use Permits (CUPs).

Director Vujnich concluded by stating the Department is seeking the direction of the Planning and Zoning Commission on this waiver and recommending a Preliminary Development Plan (PDP) be required, as part of the application package for a Conditional Use Permit (CUP), due to the increased use of the property, with the additional offering of lessons and an associated employee.

Discussion was held among Commission Members regarding the following items: if a Simplified Conditional Use Permit (CUP) and its processes could be utilized in this instance; the belief the proposed use with the training component will not have an impact on the neighboring properties; the belief it would be over-regulation to require the Preliminary Development Plan in this instance; conversely, the belief the ordinances must be upheld; how many horses the petitioner has or plans to have on the site; and if any improvements are planned.

Dr. Caroline Morgan, 18318 Melrose Road, gave an overview of her request, noted she has eight (8) horses, and the only improvements planned are to make repairs to existing fencing.

City Attorney Golterman clarified that, if the Commission were to again grant the waiver to the submittal of the Preliminary Development Plan, with the additional information provided regarding lessons, a Conditional Use Permit (CUP) would still need to be reviewed, considered, and granted by it. He added the waiver would allow her to move forward without the Preliminary Development Plan (PDP) documentation.

A motion was made by Commissioner Peasley, seconded by Council Member Sewell, to re-approve the waiver of the submittal of a Preliminary Development Plan (PDP) for the requested Conditional Use Permit (CUP).

Chair Bopp called the question.

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

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

Nays: None

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 10 to 0.

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

VIII. Other

Chair Bopp requested an update on Whispering Oaks Health Care Facility.

City Attorney Golterman noted the case is being appealed and he believes it will be resolved in the near future.

IX. Closing Remarks and Adjournment

A motion made by Commissioner Peasley, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:12 p.m.

Approved by: The Planning and Zoning Commission Meeting at their August 18, 2014 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.