

City of Wildwood, Missouri
Record of Proceedings



WILDWOOD

Town Center Update Team Meeting

Tuesday, August 11, 2020

Wildwood City Hall, 16860 Main Street, Wildwood, Missouri
63040

Meeting #19 Minutes

The Town Center Update Team meeting was called to order by Chair Loyal, at 6:30 p.m., on Tuesday, August 11, 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 welcomed Dr. Jones back, requested roll call be taken, and then turned over the meeting to Dr. Jones.

Roll Call was taken, with the following results:

Present Team Members: Curtis, Rowton, Lux, Edwards, Weiss, Risdall, Marion, Broyles, Hood, Loyal, Kohn, Hoffmann, and Council Member McCutchen.

Absent: Team Members Sedlak, Helfrey, and Lee, and Council Member Gillani.

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

II. Review and Action on Draft Minutes from July 14, 2020 Team Meeting

Dr. Jones questioned if there were any comments or modifications from the Team Members regarding the minutes from the 7/14/2020 Meeting. Being none, Dr. Jones declared the minutes approved by consensus.

III. Public Comments and Input

None

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. Discussion of Reprioritizing Street Network Priority Chart

Director Vujnich provided an overview of the revised table of priorities associated with the street network. Included in the overview were the rationales for the revisions to the table and modifications approved by the Members at previous meetings.

Discussion was then held regarding the following: the preference to identify priorities once Team Members have endorsed the list; the projects that have Manchester Road listed as a prerequisite references the Phase 3 project, which is under construction; the timeframes established on each project; the capital improvements budget; the current level of service on New College Avenue; and the zoning around the intersection of New College Avenue and State Route 109.

A motion was made by Team Member Broyles, seconded by Team Member Hood, to adopt the Street Network Priority Chart, as presented.

Dr. Jones requested a roll call vote, which was taken with the following results:

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

Nays – None

The motion was declared unanimously approved.

VI. Overview of Recommended Changes to the Five (5) Major Elements of the Current Town Center Plan

Director of Planning Vujnich provided a review of the decisions made throughout the process by the Team. The decisions included modifications to the Boundary Map, the Regulating Plan, inclusive of its Land Use Activities, the Neighborhood Design Standards, two (2) development proposals, and action on the Architectural Guidelines. The table provided reflects the collective efforts of the Team over the last eighteen (18) months.

The remaining issues for the next meeting include: discussion regarding Mr. Madlinger's request for Neighborhood Edge instead of Neighborhood Edge Transition and the Land Use Designation on the St. Luke's property.

Discussion was held regarding the following: the appreciation of everyone's hard work throughout the process; the request by Mr. Madlinger to modify his Regulating Plan District designation; and the Ackerley Place development.

A motion was made by Chair Loyal, seconded by Team Member Risdall, to approve and affirm the table of decisions made to date by the Team Members.

Dr. Jones requested a roll call vote, which was taken, and had the following results:

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

Nays – Team Member Kohn

The motion was declared approved.

VII. Workplace District Designation Located in Ward 5 – Letter from Property Owner on Same

Director of Planning Vujnich noted the property owner was contacted regarding the Regulating Plan District designation of this property and requested its input on it being changed to Neighborhood General from Workplace. The property owner provided a response letter and noted the issue would need to be reviewed by the Board of Directors and requested additional time to conduct this conversation.

Discussion was held regarding the information that was provided to the property owner and the timeframe on the Board's decision.

Hearing no additional comments, Dr. Jones closed this item, until a response is received from the property owner.

VIII. Upcoming Meeting Schedule for Public Input Process

Director of Planning Vujnich noted the Department would like to present a draft document to the Team at their September meeting. This document would summarize the actions of the Team and be provided to the public for input. The Department will also address any remaining loose ends at the September meeting, including the St. Luke's property and Mr. Madlinger's property. The hope is to begin public input sessions in October and complete them prior to the holiday season, which starts at Thanksgiving. Public comments will be provided back to the Team for its Members to review and adopt, if desired. Department staff requested the group's next meeting be on September 30th.

Consensus was reached that September 30th was an agreeable date for the next meeting.

IX. Final Public Comments & Input from Team Members

None

X. Other Items of Interest

None

XI. Next Meeting Date – September 15, 2020 (Tuesday)

Consensus was reached that September 30th was an agreeable date for the next meeting.

XII. Closing Remarks and Adjournment by Chair Loyal

There being no further business to conduct, Team Member Hood motioned to adjourn, which was seconded by Council Member McCutchen. Upon a voice vote, Dr. Jones declared the meeting adjourned at 7:40 p.m.