The meeting of the Planning and Zoning Commission was called to order, at 7:00 p.m., on Monday, August 17, 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 – (8)
Commissioner Helfrey
Commissioner Beattie
Commissioner Kohn
Commissioner Jackson
Commissioner Broyles
Chair Lee
Council Member Brost
Mayor Bowlin

ABSENT – (2)
Commissioner Levitt
Commissioner Deppeler

Other City officials present in the City Council Chambers, and via the videoconferencing tool Zoom, included the Director of Planning and Parks Vujnich, Assistant Director of Planning and Parks Arnett, 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 August 3, 2020 Meeting

A motion was made by Commissioner Broyles, seconded by Commissioner Helfrey, to approve the minutes from the August 3, 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 8-0.

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 – One (1) Item for Consideration

a) P.Z. 6-20 Fick Supply Service, Inc., 501 North Eatherton Road, Wildwood, Missouri 63005 – A request to amend the existing Amended M-3 Planned Industrial District by the addition of an approximately nine (9) acre tract of land to the current parcel of ground, all being on a 31.56 acre tract of land, which is located on the west side of North Eatherton Road, north of Centaur Road (St. Louis County Locator Numbers: 17X32008, 18X640013, and 18X630014/Street Addresses: 365, 495, and 501 North Eatherton Road). Proposed Use: The expansion of the existing mulch storage and composting facility, with wholesaling and limited retail, to accommodate increased storage, processing, at this location, as well as, an accompanying Public Space dedication. (Ward One)

Director Vujnic read the request into the record.

Director Vujnic submitted into the official record for tonight’s public hearing the City’s Charter, Master Plan, Chapter 415 of the City’s Code of Ordinances, the Department’s file on this item, and any testimony, exhibits, or other items provided as part of the discussion at tonight’s public hearing.

Planner Newberry provided a slideshow presentation of photographs of the subject site.

Chair Lee invited the petitioner and his representative to address the Commission.

Dave Fick, Fick Supply Inc., stated an amendment to the existing M-3 Planned Industrial District is being requested in order to expand his property to allow for more area for the storage of material. He stated that, as part of this expansion, the entrance drive is also planned to be modified and widened to better handle large trucks entering and exiting the property.

Chair Lee invited members of the public to address the Commission. No members of the public wished to address the Commission regarding this item.

Discussion was held among Commission Members regarding the proposed modified vehicular ingress/egress to the property and generally the success and cleanliness of the petitioner’s current operations.

A motion by Commissioner Beattie, seconded by Council Member Brost, to close the public hearing. A voice vote was held regarding the motion. Hearing no objections, Chair Lee declared the motion passed by a vote of 8-0.

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

a) P.Z. 20, 21, and 22-15 Ackerley Place, Payne Family Homes L.L.C. (Amended), c/o Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132 – A request for modifications of the Street Network Map of the Town Center Plan, as set forth for a property that totals 50.65 acres of area, which is located on the west side of State Route 109, north of Manchester Road. The requested modifications to the Street Network Map reflect the petitioner’s intent to alter the location and design components of the proposed Main Street extension through the subject site, along with other changes to the
network of internal roadways. Accompanying the aforementioned Town Center Plan (Street Network Map) modifications is a request for a change in zoning from the C-8 Planned Commercial District and R-6A 3,000 square foot Residence District, with a Planned Environment Unit (PEU), to the Amended C-8 Planned Commercial District (Town Center "Workplace District") and R-3 10,000 square foot Residence District (Town Center "Neighborhood Edge District" and "Neighborhood General District"), with a Planned Residential Development Overlay District (PRD), for the same tract of land, again being located on the west side of State Route 109, north of Manchester Road (Locator Numbers: 23V110022 and 23W320013/Street Addresses: 2431 State Route 109 and 17225 Manchester Road). Proposed Use - 
A total of one hundred forty (140) detached single-family dwellings, on individual lots, with common ground, required public space areas, and a minimum of one (1) commercial outlet fronting onto State Route 109. This revised advertisement supplants P.Z. 9-18 The Reserve at Wildwood, which had been posted for public hearing on July 16, 2018 by the Planning and Zoning Commission. (Ward One)

Planner Newberry read the request into the record.

Director Vujnich stated the Department is in receipt of a request from the petitioner’s representative to postpone consideration of this item until the Commission’s September 8, 2020 meeting. He stated the nature of the request is to allow for time for the petitioner to meet with the Department to discuss the conditions established in Attachment B of the Information Report. Director Vujnich stated a meeting between the petitioner and the Department has been scheduled for August 24, 2020.

Discussion was held among Commission Members regarding the request for the petitioner to provide additional information including the following: full-sized plan sheets of the overall plan, which indicate areas where major changes have been integrated into the design, since its initial submission; and several cross-sections through the site relative to the development’s design and appearance from State Route 100, State Route 109 and Manchester Road, after grading and home construction are completed, including cross-sections internal to the site.

A motion by Commissioner Kohn, seconded by Commissioner Beattie, to postpone consideration of the matter until the Commission’s September 8, 2020 meeting. A voice vote was held regarding the motion. Hearing no objections, Chair Lee declared the motion passed by a vote of 8-0.

VIII. New Business – Two (2) Items for Consideration

a) Withdrawal of P.Z. 4-20 ERC Multiple Family Development, c/o Rob Coleman, Earnest R. Coleman (ERC), 5102 South Pinnacle Hills Parkway, Rogers, Arkansas 72758 – A request for a change in zoning from the NU Non-Urban Residence District to the C-8 Planned Commercial District for a 4.31 acre parcel of land, which is located on the northeaster corner of Turkey Track Road and Generations Drive, west of State Route 109 (St. Louis County Locator Number: 24V130913/Street Address: 2665 State Route 109). The subject property is designated ‘Cultural/Institutional Overlay District’ under the current Town Center Regulating Plan. Proposed Use: A total of one hundred twenty (120) multiple-family units that are to be contained within a ten (10) building layout, as well as including certain public improvements, off-street and structured parking accommodations, stormwater management facilities, and required public space components. (Ward One)

Planner Newberry read the request into the record.
Director Vujnic stated the petitioner for this item has submitted a request to withdraw consideration of it. Director Vujnic stated the Department is recommending the item be withdrawn without prejudice.

No discussion was held among Commission Members regarding this matter.

A motion by Commissioner Beattie, seconded by Council Member Brost, to accept the request to withdraw, without prejudice. A voice vote was held regarding the motion. Hearing no objections, Chair Lee declared the motion passed by a vote of 8-0.

b) A report, with recommendation, by the Planning and Parks Committee of City Council on a proposed ordinance of the City of Wildwood, Missouri amending a section of the Zoning Ordinance of the City of Wildwood, which would change the composition and qualifications of the Architectural Review Board (ARB) for the purposes of filling open positions upon it. A recommendation of the Planning and Zoning Commission is required regarding the same. (Wards – All)

Planner Newberry read the request into the record.

Director Vujnic stated this item is included on tonight’s agenda to update the Commission on a change to Chapter 415 Zoning Ordinance of the City of Wildwood regarding the qualifications and terms of the Architectural Review Board Members. He stated these changes were passed by City Council at its August 10, 2020 meeting.

No discussion was held among Commission Members regarding this matter.

No action was requested regarding this informational item.

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

X. Other – No Items for Consideration

XI. Closing Remarks and Adjournment

A motion by Council Member Brost, seconded by Commissioner Beattie, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 7:39 p.m.

Approved by: [Signature]
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.