

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
AUGUST 18, 2014

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, August 18, 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 – (8)

Chair Bopp
Commissioner Archeski
Commissioner Gragnani
Commissioner Manton
Commissioner Peasley
Commissioner Lee
Commissioner Renner
Mayor Woerther

ABSENT – (2)

Commissioner Bauer
Council Member Sewell

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

II. Review Tonight's Agenda / Questions or Comments

III. Approval of Minutes from the Meeting of August 4, 2014

A motion was made by Commissioner Gragnani, seconded by Commissioner Archeski, to approve the minutes from the August 4, 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

Director of Planning Vujnich apologized for the inconvenience due to an issue with the City's audio/visual equipment used to display images and plans. He added the Department would be utilizing the temporary projector on the west wall of the Council Chambers.

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

- a.) **P.Z. 19-14 - The Manors at the Meadows of Cherry Hills, McBride Town Center, L.L.C., c/o Jeannie Aumiller, 16091 Swingley Ridge Road, Suite 300, Chesterfield, Missouri, 63017** - A request for a change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center "Neighborhood General District"), with a Planned Residential Development Overlay District (PRD), for two (2) properties that total 11.60 acres of area, which are located on the

south side of Manchester Road, at Cherry Hills Meadows Drive (Locator Numbers 24V640065 and 24V640076/Street Addresses: 16612 Manchester Road and 102 Cherry Hills Meadows Drive). **Proposed Use: A total of forty-five (45), detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. (Ward Eight)**

Planner Weiss read the request into the record.

Director of Planning Vujnich provided an overview and background relating to the request. He noted the petitioner's representative, Jeanne Aumiller, McBride & Son Homes, contacted the Department today with a revised plan that was then forwarded to the Commission members and copies were placed at their chairs. He added, following the public hearing in January 2014, where a plan was presented that was unfavorable to the surrounding residents, the parties have been working together in order to develop a plan that would be supported by the nearby neighbors and suitable to the petitioner. Director Vujnich also noted, it was not typical for the Department to present a Preliminary Development Plan without reviewing it, but the City would like to hear comments and answer questions from the surrounding residents, before proceeding forward and providing its recommendation.

Jeannie M. Aumiller, petitioner and Associate General Counsel, McBride & Son Homes, 16091 Swingley Ridge Road, Chesterfield, Missouri, gave an overview of what has transpired over the last several months with regards to the redesign of the proposed development. She went on to note, after several meetings with, and feedback provided from, the residents of the Meadows at Cherry Hills Subdivision, it was McBride and Son Homes' belief the surrounding residents wanted both a product similar to Windsor Crest Subdivision and a type of design that matches their neighborhood. She went on to provide a slideshow presentation outlining the proposed development and noted McBride & Son Homes' site analysis consisted of three (3) main goals with regards to the design of the development, which included the following: consistency with the Town Center "Neighborhood General" District designation and its permitted land uses; respectfulness of the adjacent established single-family dwellings; and the incorporation of a mix of home products. She added the proposed design now depicts thirty-eight (38) lots in lieu of the originally proposed fifty-seven (57) lots. Ms. Aumiller went on to describe some of the specific design components associated with the proposed subdivision, including buffer areas, aesthetics of the different types of homes, including a more traditional home model to be provided along the southern and mid-portion of the site (Oakwood Series), and the proposed and allowable density.

Joe Garritano, 16312 Cherry Orchard Drive, President of the Meadows at Cherry Hills Homeowners Association, described the Meadows at Cherry Hills Subdivision and its development characteristics. He went on to review why its residents were in opposition to the original fifty-seven (57) lot Preliminary Development Plan. However, he added that McBride & Son Homes have worked with the residents of the Meadows at Cherry Hills Subdivision over the past year and have provided a plan that is an acceptable compromise, yet he wanted to ensure Cherry Hills Meadows Drive is posted for 'no parking' and that adequate landscape berms are provided to create buffer areas between the two (2) developments. Mr. Garritano added he, and the majority of residents of the Meadows at Cherry Hills Subdivision, are in support of the proposed Preliminary Development Plan.

Joe Held, 148 Cherry Hills Meadows Drive, stated he is concerned with some of the design elements of the homes and site layout proposed by McBride & Son Homes and, due to the lack of adherence to

the Town Center Design Standards, he was not in support of the current plan. Mr. Held also noted his concern with the following items: how landscape easements are maintained; parking issues; and the lack of usable public space.

Lew Crist, 175 Cherry Hills Meadows Drive, stated his support for the proposed plan and emphasized the majority of homeowners within the Meadows at Cherry Hills Subdivision support it as well.

Susan Siebert, 16352 Cherry Orchard Drive, stated her support for the proposed plan and noted that McBride & Son Homes addressed the residents' concerns by modifying the following items: density; the transition area; buffer yards; parking; aesthetics; and pricing.

Pat Harrington, 16304 Cherry Orchard Drive, stated her support for the proposed plan and noted that McBride & Son Homes addressed the residents' concerns and has provided an acceptable compromise.

Pam Schneider, 271 Cherry Hills Meadows Drive, stated her support for the proposed plan and noted that McBride & Son Homes addressed the residents of the Meadows at Cherry Hills Subdivision concerns and has provided an acceptable compromise.

Blake Bennet, 16319 Cherry Orchard Drive, stated his general support for the proposed plan, but suggested eliminating Lots 1A and 2A in favor of a clubhouse and pool.

Frank Corrao, 246 Cherry Hills Meadows Drive, stated his support for the proposed plan and asked what the next steps are in the zoning process.

Judith Brooks, 132 Cherry Hills Meadows Drive, stated her support for the proposed plan and noted that McBride & Son Homes addressed the concerns of the residents and has provided an acceptable compromise.

Joyce Christman, 16308 Cherry Orchard Drive, inquired to whether a walking path and connection will be provided within the new development to the Manors at the Enclaves Subdivision (to the east).

Director of Planning Vujnich noted the Department will be reviewing and considering the requirement for a sidewalk/trail connection.

Discussion was held among Commission Members regarding the following items: the belief the proposed plan is an improvement; appreciation to McBride & Son Homes, the residents, and trustees of the Meadows at Cherry Hills Subdivision for working together; if certain lots ('A' lots) would have to conform to the Town Center Neighborhood Design Standards; concern with parking for 'A' lots; if McBride & Son Homes has had success with sales of similar types of lots with no frontages; the belief a pedestrian connection to the Manors at the Enclaves of Cherry Hills Subdivision should be provided; the suggestion to lengthen the hammerheads on the private drive areas to increase available guest parking spaces; and the concern the public space area does not depict the drainageway.

A motion was made by Commissioner Archeski, seconded by Commissioner Lee, 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

Letter of Recommendation – 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 Weiss read the requests into the record.

Director of Planning Vujnich noted he received a telephone call from Pulte Homes of St. Louis representative, Larry Butts, earlier that day requesting a postponement of the request in order to further review the conditions associated with the development, which will become the ordinance governing the site, if approved. Director Vujnich noted an email requesting this postponement had been provided to the Commissioners at their seats.

A motion was made by Mayor Woerther, seconded by Commissioner Manton, to postpone the request. A voice vote was taken regarding the motion for postponement. Hearing no objections, Chair Bopp declared the motion approved

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

Correspondence Items – One (1) Item for Consideration

- a.) A response to a communication from **Verizon Wireless, c/o Justin Anderson, SSC (Selective Site Consulting), 9900 West 109th Street, Suite 300, Overland Park, Kansas, 66210**, which is dated July 11, 2014, regarding **P.Z. 1-11 Verizon Wireless c/o SSC (formerly P.Z. 1-11 USCOC of Greater Missouri, L.L.C., c/o US Cellular)**; Conditional Use Permit (CUP) in the NU Non-Urban Residence District; northwest corner of Manchester Road and State Highway T; that requests a retroactive extension of time for the submittal of the required Site Development Plan (SDP) to the Planning and Zoning Commission for its consideration and action, which is required by the governing Conditional Use Permit (CUP); Locator Number 24X630103/Street Address: 17955 Manchester Road - Kelpe Contracting. **Proposed Use: The erection of a one hundred twenty-five (125) foot telecommunications tower and related equipment shelter area. (Ward One)**

Director Vujnich read the request into the record.

Planner Weiss provided an overview and background relating to the request. She noted the subject site is 8.2 acres in size and is used as a contractor's storage yard for heavy equipment and materials and related offices, as approved by the City's Board of Adjustment. She went on to describe some of the design components that are part of the Conditional Use Permit (CUP), approved by the Commission in 2011, which included the following: a one hundred twenty-five (125) foot tower; the placement of the tower and related equipment compound along the northern boundary line, and abutting an existing structure; and a monopole design, with flush-mounted antennas.

Planner Weiss then noted, with the recording of the Conditional Use Permit (CUP), the approval of the required Site Development Plan (SDP) was to have been completed by September 26, 2012. She noted, a Site Development Plan (SDP) was submitted by the previous petitioner at the end of 2011, and comments from the City's departments were provided thereafter regarding its compliance to the governing permit, but that the petitioner did not re-submit a revised plan again. Planner Weiss then stated, more recently, the current petitioner, Verizon Wireless, re-submitted the Site Development Plan (SDP), with the intention of completing this submittal, permitting, and installation process.

In conclusion, Planner Weiss noted the Department of Planning has considered this request for an extension of time for this facility and believes it is appropriate in this instance. The appropriateness is based upon the process that was employed during the initial approval of this location for a one hundred twenty-five (125) foot telecommunications tower. Also, she noted the need for the tower still exists, based on the lack of high-speed internet service in this general area. She then noted the Department of Planning is recommending an extension of time be granted for the submittal of the required Site Development Plan (SDP) for this telecommunications tower to allow for a two (2) year, six (6) month, retroactive extension of time for the required submission of and action upon the Site Development Plan (SDP), which would set the deadline at March 26, 2015. After a motion, and a

second, she added the Department is available to answer any questions the Commission may have on the recommendation.

A motion was made by Commissioner Peasley, seconded by Council Member Renner, to approve the recommendation.

Tom Cummings, SSC (Selective Site Consulting), petitioner's representative, 464 Woodsmill Road, noted he was available for any questions the Commission may have about this site.

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 Gragnani, Commissioner Peasley, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer and Council Member Sewell

Abstain: Mayor Woerther

Whereupon, Chair Bopp declared the motion approved by a vote of 7 to 0, with one (1) abstention.

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

VIII. Other

IX. Closing Remarks and Adjournment

Director of Planning Vujnich reminded the Commission, and those others in attendance, of the upcoming Celebrate Wildwood Event to be held August 22, 23, and 24 in the Town Center Area and encouraged all to attend.

A motion made by Commissioner Archeski, seconded by Commissioner Renner, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:05 p.m.

Approved by: The Planning and Zoning Commission at the September 2, 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.