

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
September 15, 2020 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 6:31 p.m., on September 15, 2020, ***in a virtual format (Zoom Webinar).***

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (7)

Council Member Clark
Council Member Nyhan
Council Member Dodwell
Council Member Rambaud
Council Member Flaschar
Council Member Garritano
Chair McCutchen

ABSENT – (1)

Council Member Bartoni

Other City Officials present:

Joe Vujnich, Director of Planning and Parks
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Committee’s Meeting of August 18, 2020

A motion was made by Council Member Clark, seconded by Council Member Rambaud, to approve the minutes of the August 18, 2020 meeting. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

III. Public Input (opportunity for the public to speak to any Action Item on Tonight’s Agenda)

None

IV. Action Items

A motion was made by Council Member Flaschar, seconded by Council Member Dodwell, to adjust the meeting agenda to begin with section b.) 1. *Public Input Session Format for Phase 2 of Town Centers Public Space Planning Process (Ward –*

Eight). A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

b.) Parks Matters – Four (4) Items Ready for Consideration

1. Public Input Session Format for Phase 2 of Town Center Public Space Planning Process (Ward – Eight)

Assistant Director of Planning and Parks Arnett provided an overview of the conceptual planning process to this point concerning the proposed *Village Green Site* in Wildwood Town Center. She reminded the Committee of the favorable results/participation of the first virtual survey format that resulted in the recommendation to move forward with Phase 2 of the planning process (the Exploration Phase). The first phase had over 400 participants.

Assistant Director of Planning and Parks Arnett then introduced two (2) consultants from *Human Nature*, Ryan Gersmar and Chris Manning. The two (2) consultants advised the goal of the second phase of the planning process is to refine the improvements that are being sought (as determined in the Phase 1 process) and clarify the details about them (for example: levels of active versus passive areas within the Village Green). Basically, all comments received in the Phase 1 process (Awareness Phase) will be reviewed in greater depth. Both the Assistant Director of Planning and Parks Arnett and the consultants from *Human Nature* advised, due to the continued concerns of COVOD-19, the Phase 2 Process will be conducted virtually once again. Further, the Department will utilize the same methods to promote the second phase of public input that were employed in the first phase, with the exception of a mailer to each household. The consultants advised the Exploration Phase will have a basic two-pronged approach: live interaction session(s) via Zoom and an extended feedback window using PDF information.

Discussion among Committee Members included the following: compliments to the *Human Nature* consultants for impressive results in the Phase 1 process; the opinion the Exploration Phase, as explained at this time, covers a wide spectrum and may need to be fine-tuned; special concern needs to be given to areas of the Village Green that share property lines with residents; the opinion that surveys can be skewed because of a few individuals/groups that want something specific (like a recreation center); the comment that no *concept* is the complete answer and the proposed *concepts* need to have more clarity; the idea the Village Green needs to be a place where people/workers can take a break, relax, have a pleasant walk, or just sit and reflect; the opinion the Village Green area will need to be a place that draws businesses to the area; the opinion the Village Green will need to be complementary to individuals with all types of disabilities; considerable discussion on how the Phase 2 process will be promoted (Facebook, Instagram, Twitter, Park App, message board kiosk, City Website, City staff, the business community, and nontraditional methods, such as West News Magazine); the suggestion not to forget noise abatement and privacy issues with surrounding residents; and the hope the Phase 2 process will begin early in November 2020.

A motion was made by Council Member Dodwell, seconded by Council Member Nyhan, authorizing the Department to move forward with the planning efforts and a Zoom Platform (or equivalent form) for the Phase 2 Exploration Process concerning public input for the Village Green Site in the Town Center Area. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

The Meeting Then Returned to the Original Agenda

a.) Planning Matters – One (1) Item Ready for Consideration

1.) Commercial Vehicle Definition and Traffic Code Regulation (Wards – All)

Director of Planning and Parks Vujnich provided a very thorough overview of history and past discussions relative to the existing commercial vehicle definition within City ordinances (Zoning Ordinance and Traffic Code). He noted that, at the last Committee meeting, the Department was asked to create a chart to include in the definition of commercial vehicles that might assist those responsible with enforcement to make final determinations. This process was discovered to be extremely difficult and seemed to present a complication to the revision process and to the understanding of those individuals that might be responsible for the interpretation of the code/definition. Therefore, the Department chose to keep revisions simple for their interpretation and enforcement success, keeping the weight limit of 10,500 pounds as the standard, along with a few minor changes as already presented to the Committee. Director of Planning and Parks Vujnich noted the Department believed the approach to be appropriate, but not perfect. It was felt this simple approach would be more suited for *successful* interpretation and enforcement.

Discussion among Committee Members included the following: lengthy discussion on why the Department feels 10,500 pounds is the best approach; several weight options for the definition were discussed (curb weight, towing weight, gross weight); a request to include in the definition/ordinance the mention of curb weight and trailer towing weight every time weight is identified; the question of vehicles being wrapped with advertising or displaying signs being legal, if they are within the weight limits; the fact, under the old ordinance/definition, vehicles displaying commercial signs or wrapped in advertising were automatically considered commercial vehicles; the opinion, under the revised ordinance/definition, the status of a vehicle is not clear, when its wrapped in advertising or displaying business type signs; and lengthy discussion on Homeowners Association (HOA) rules relating to commercial vehicles; the fact the Homeowners Association (HOA) rules pertaining to commercial vehicles come first and it bears the burden of enforcement.

Director of Planning and Parks Vujnich advised the Department will make additions and clarifications to the revised ordinance/code, as suggested by the Committee, and bring a final revision back at a future meeting.

b.) Parks Matters – Four (4) Items for Consideration

1.) Public Input Session format for Phase 2 of Town Center Public Space Planning Process (Ward – Eight)

Already discussed at the beginning of the meeting.

2.) Discussion Regarding the Installation of Landscaping and other Sound Mitigation Considerations along State Route 100 (Ward – Five)

Director of Planning and Parks Vujnich advised the Committee that Ward Five Council Members have recently been approached by residents concerned/seeking assistance with road noise/sound coming off of State Route 100. He noted that residents most concerned are those homeowners within the Westglen Farms and Evergreen Subdivisions, which basically were constructed prior to the widening of the current State Route 100 corridor, but does affect all residents along the roadway. Director of Planning and Parks Vujnich presented some typical steps for sound mitigation along multiple-lane arterial roadways, some of which are limited to new projects, but several that could be applied retroactively. He advised sound walls come at a considerable expense and are governed by strict protocols through the Missouri Department of Transportation (MODOT). Landscaping, while not as effective as a sound mitigation tool, can have some impact. Director of Planning and Parks Vujnich advised the Department can supply in-depth research on any of the options noted in the corresponding memorandum to the Committee and, if one (1) or more are chosen, ensure the upcoming Fiscal Year 2021 budget discussions reflect the considerations.

Discussions among Committee Members included the following: the opinion the development of the Villages at Bright Leaf have created *new* noise concerns from State Route 100 to older subdivisions because of the removal of trees, brush, and grasses; the opinion that if noise concerns from State Route 100 are addressed on the north side of the highway, the south side should be addressed also; the question of whether a program could be developed, where residents could purchase trees for sound mitigation; the opinion that residents in the new Bright Leaf development should have been entirely aware of probable noise issues from State Route 100, before they purchased their homes; the opinion if the City is responsible for the sound issues due to an error in planning, then the City should address the issue; and the question of whether Dr. Thunder could be utilized to evaluate the road noise concerns and advise on a recommended solution.

A motion was made by Council Member Dodwell, seconded by Council Member Clark, to research the cost of a consultant to explore the sound quality issues/road noise along State Route 100 and determine a solution to best mitigate the perceived problem. A voice vote was taken to approve the motion

with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

3.) Update on Virtual Recreation Programs and Events (Wards – All)

Assistant Director of Planning and Parks Arnett advised the Committee on the *virtual events* that have been organized by the City, since the last meeting. She also briefly touched on planned *virtual events* through the end of 2020.

Discussion among Committee Members included the following: a suggestion to consider organizing a science fair at Wildwood City Hall, hire/secure judges to evaluate submitted science projects, and possibly determine a way to offer donations for some type of scholarship assistance; the suggestion to contact the local high schools and the St. Louis Community College – Wildwood for suggestions/guidance in organizing such an event; the suggestion to create a *virtual event schedule* that could be placed on refrigerator doors for distribution to residents; and the suggestion to make sure the *virtual events* are posted on park/City Hall kiosks.

4.) Update Report on Facility Reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)

The Committee was advised to contact Assistant Director of Planning and Parks Arnett with any questions or comments.

c.) Executive Session Matters – One (1) Item Ready for Consideration

1.) Executive Session Pursuant to RSMO 610.021 (2) Lease, Purchase, or Sale of Real Estate.

A motion was made by Council Member Dodwell, seconded by Council Member Flaschar, to enter closed Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021(2)).

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

Ayes: Council Members Clark, Nyhan, Dodwell, Rambaud, Flaschar, Garritano, and Chair McCutchen.

Nays: None

Absent: Bartoni.

The motion was declared approved by Chair McCutchen.

Time: 8:14 p.m.

A motion was made by Council Member Clark, seconded by Council Member Dodwell, to adjourn the Executive Session regarding the lease, sale, or purchase of real estate (RSMO 610.021(2)).

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

Ayes: Council Members Clark, Nyhan, Dodwell, Rambaud, Flaschar, Garritano, and Chair McCutchen.

Nays: None

Absent: Bartoni.

The motion was declared approved by Chair McCutchen.

Time: 8:26 p.m.

V. Not Ready for Action – Planning and Parks Matters – Five (5) Items

Nothing ready for discussion.

VI. Other Matters for Consideration

None

VII. Closing Remarks and Adjournment.

Director of Planning and Parks Vujnich and Chair McCutchen summarized the evening's meeting and **a motion was made by Council Member Rambaud, seconded by Council Member Dodwell, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair McCutchen at 8:26 p.m.**