The meeting of the Planning and Zoning Commission was called to order at 7:00 p.m., on Monday, September 21, 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 – (9)
Commissioner Helfrey
Commissioner Beattie
Commissioner Deppeler
Commissioner Kohn
Commissioner Jackson
Commissioner Broyles
Chair Lee
Council Member Brost
Mayor Bowlin

ABSENT – (1)
Commissioner Levitt

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 September 8, 2020 Meeting

A motion was made by Council Member Brost, seconded by Commissioner Broyles, to approve the minutes from the September 8, 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 9-0.

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.
V. Public Comment Session

John Guenther, 1804 Melrose Road, expressed his concerns regarding the impact of the proposed Reserve at Wildwood development on Bonhomme Creek, specifically relating to stormwater management and the resulting potential for erosion, which defines the northern boundary of the site. He stated he believed the proposed development is inconsistent with the City's Town Center Plan.

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

a) P.Z. 11-20 Monarch Fire Protection District, c/o FGF Architects Inc., One Metropolitan Square, Suite 1945, St. Louis, Missouri 63102 – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a three (3) acre tract of land that is located on the south side of Wild Horse Creek Road, at its intersection with Eatherton Road (Street Addresses: 18304 Wild Horse Creek Road and 18304 Wild Horse Creek Road – Unit A/St. Louis County Locator Numbers: 19W510215 and 19W510194). Proposed Use: A new fire station, with living quarters and associated parking areas. Public sanitary sewer service is planned to be extended to the site. (Ward One)

Planner Newberry read the request into the record.

Director Vujnich 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.

Chair Lee invited the petitioner to address the Commission.

Jerrod Joggerst, FGM Architects, provided an overview of the Monarch Fire Protection District’s proposed new facility, which would be located on Wild Horse Creek Road. He stated the new location and fire station is planned to replace the existing Station #2, which is currently located on Wild Horse Creek Road, west of its intersection with State Route 109.

Josh Mandell, FGM Architects, provided a presentation of the characteristics of the site, planned improvements, and details regarding the layout and architecture of the proposed fire station. He stated the existing home on the property is planned to be demolished and removed from the site.

Chair Lee invited members of the public to address the Commission.

Melina Loggia, 18308 Wild Horse Creek Road, stated she lives in the home immediately to the south of the subject site. She requested the petitioner and the Planning and Zoning Commission take into consideration the impact of the proposed fire station on her property, and initiate steps to minimize its impact, particularly regarding sound and light trespass.

Rhonda Loggia, 303 Wild Horse Canyon Drive, stated she is the owner of the property immediately to the south of the subject site. She requested the proposed configuration of the building and parking areas be reversed, so that the parking and other public access areas are placed on the eastern portion of the site (next to Eatherton Road). She requested the petitioner consider eliminating the rear access doors to the equipment bays. Ms. Loggia also requested the petitioner consider installing a gate on the private drive.
on the subject site, which provides access to the residential property to the south. The gate would eliminate vehicles who are visiting the fire station from accidentally turning onto the private drive.

Teresa Clark, Ward One City Council Representative, requested clarification regarding the identification of ‘Grand Trees’ on the subject site. She also requested information regarding the typical number of emergency calls the fire district currently responds to each month, at its current location on Wild Horse Creek Road.

Discussion was held among Commission Members regarding the overall size of the subject site; the distance from the site’s southern property line to the residence to the south; clarification regarding the petitioner’s decision to not use the existing location of the current fire station for the proposed new facility; whether or not traffic lights or other means of warning lights are planned on Wild Horse Creek Road; details regarding the petitioner’s policy on using lights and sirens when emergency vehicles are responding to a call and returning to the fire station; the need to provide information regarding the site selection process and the data that was used to determine such, specifically noting such should include information that is independent from the standard Insurances Services Office (ISO) items; the need to provide a tree stand delineation, which would identify the ‘Grand Trees’ on the property and the determination of the health of each specimen; and the need to work with the property owner and current resident of the property located to the south to address their concerns and questions.

A motion by Commissioner Kohn, seconded by Commissioner Beattie, 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 9-0.

VII. Old Business – Two (2) Items 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)

Planner Newberry read the request into the record.

Director Vujnic stated the Planning and Zoning Commission acted unanimously at its September 8, 2020 meeting to support this request. He stated this action is reflected in the draft Letter of Recommendation, which is being presented to the Commission Members for its consideration at tonight’s meeting.

No discussion was held among Commission Members regarding this matter.

A motion by Mayor Bowlin, seconded by Commissioner Beattie, to approve the Letter of Recommendation and forward it to City Council for its consideration.

A roll call vote was taken regarding the motion, with the following results:
Ayes: Commissioner Deppeler, Commissioner Helfrey, Commissioner Beattie, Commissioner Kohn, Commissioner Jackson, Commissioner Broyles, Council Member Brost, Mayor Bowlin, and Chair Lee
Nays: None
Absent: Commissioner Levitt
Abstain: None

Chair Lee declared the motion approved by a vote of 9-0.

b) 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 has 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 Vujnicic stated the Planning and Zoning Commission acted at its September 8, 2020 meeting, by a vote of 7-3, to support these requests, with certain associated conditions. He stated the Department has incorporated the conditions associated with the Commission’s previous action, and is presenting the draft Letter of Recommendation, which reflects such, for consideration at tonight’s meeting. Director Vujnicic stated the petitioner has requested changes to certain conditions, some of which the Department does not support, given they relate to items that would not comply with the Neighborhood Design Standards of the City’s Town Center Plan. He noted the petitioner’s representatives will be available to present the requested changes to the Commission Members at tonight’s meeting.

Discussion was held among Commission Members regarding clarification of the number of ‘Grand Trees’ on the site and the required preservation of all of them and the condition relating to the lot depths.

Additional discussion was held among Commission Members regarding postponing action on the matter to address a number of items, including the following specifics: the need to complete the grading of the site in two (2) or more phases, preferably more; the need to grade the site in a manner that preserves its respective frontages or, if initially graded, to install a landscaped buffer immediately, so as, in either instance, buffers are established along the roadways that shield the grading activity that is underway within
the interior of the site; the need to modify the designs of the planned rights-of-way to place the bio-
retention swales outside of these publicly-owned areas; the need to establish an escrow, in an amount to
be determined, to the benefit of the future Homeowners Association for the maintenance and care of the
bio-retention swales, which are to be located in easements on the individual private lots fronting these
locations; the need to calculate the cost of construction of a one (1) lane roundabout on Manchester Road
and the submittal of an escrow to the City for one-half (½) of its future construction; and the need to
provide more detailed information indicating how the stormwater management plan addresses the pre-
development and post-development flows off the site, which was identified as a critical component of the
proposed development.

A motion by Mayor Bowlin, seconded by Commissioner Helfrey, to postpone action on this item until the
next regularly scheduled Planning and Zoning Commission meeting in order to address the items
identified by the Commission, as part of its discussion.

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

Ayes: Commissioner Deppeler, Commissioner Helfrey, Commissioner Beattie, Commissioner Kohn,
Commissioner Jackson, Commissioner Broyles, Council Member Brost, Mayor Bowlin, and Chair Lee
Nays: None
Absent: Commissioner Levitt
Abstain: None

Chair Lee declared the motion approved by a vote of 9-0.

VIII. New Business – No Items for Consideration

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 Commissioner Beattie, seconded by Commissioner Broyles, to adjourn. A voice vote was held
regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 8:56 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.