

CITY OF WILDWOOD  
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
OCTOBER 6, 2014

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, October 6, 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 – (10)

ABSENT – (0)

Chair Bopp  
Commissioner Archeski  
Commissioner Bauer  
Commissioner Gagnani  
Commissioner Lee  
Commissioner Manton  
Commissioner Peasley  
Commissioner Renner  
Council Member Sewell  
Mayor Woerther

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 September 15, 2014**

A motion was made by Commissioner Archeski, seconded by Commissioner Manton, to approve the minutes from the September 15, 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**

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

- a.) **P.Z. 15, 16, and 17-14 - Bordeaux Estates at Wildwood – Plat Two, MRM Manlin Development Group, Inc., Mike Manlin, 7729 Clayton Road, Clayton, Missouri 63117, c/o THD Design Group, Gabriel DuBois, 251 Chesterfield Industrial Blvd, Chesterfield, MO 63005** - A request for a change in zoning from the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD) ("Neighborhood General" District), to the R-3 10,000 square foot Residence District ("Neighborhood Edge" District), with an Amended Planned Residential Development Overlay

District (PRD). Accompanying this zoning request is an application for a change in the Town Center Regulating Plan (from the “Neighborhood General” District to the “Neighborhood Edge” District), an one (1) acre site that is located on the west side of East Avenue, south of Manchester Road (Street Address: 2615 East Avenue/Locator Number: 24V510090). **Proposed Use: Three (3) single family dwellings on individual lots.**

Director of Planning Vujnich read the request into the record.

Planner Weiss provided the Commission Members, and those others in attendance, a brief slideshow presentation of the subject property and the surrounding area.

Gabriel DuBois, petitioner’s representative, THD Design Group, 251 Chesterfield Industrial Boulevard, gave a brief overview of the subject property and the petitioner’s request. He noted the petitioner plans to build the same home product, as currently exists in Boudreaux Estates (Plat 1), and stated this product is more appropriate for the current housing market conditions. Mr. DuBois also noted the petitioner plans to relocate the existing subdivision entrance monument sign to proposed Lot 21 and make the required roadway improvements to East Avenue.

Discussion was held among Commission Members regarding the following items: clarification relating to the proposal; and if the petitioner had any plans to purchase the property to the east of the proposed three (3) lots.

A motion was made by Commissioner Archeski, seconded by Commissioner Peasley, 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 - Two (2) Items for Consideration**

Letter of Recommendation – 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 noted the Department has prepared the Draft Letter of Recommendation for the Commission’s consideration. He added an addendum to the Draft Letter of Recommendation had also been prepared, based on a meeting the Department had with representatives of McBride and Son Homes the week of September 22, 2014. Director Vujnich noted this meeting was requested by the petitioner to discuss the conditions in the Department’s

Information Report, which was presented to the Commission at its meeting on September 15, 2014 and acted upon at that time. However, during this meeting, the petitioner identified several conditions that needed further discussion, before final action on this matter by the Commission would be taken. Thus, Director Vujnich went on to give a summary of each these conditions and the Department's recommendations regarding such. He noted the Department is not recommending the following items be supported: the elimination of the restriction on vinyl siding; the interior ceiling heights be reduced from nine (9) feet, to eight (8) feet (for the New Urbanism type homes); and the proposed streets be allowed to be constructed of concrete, with a rolled vertical concrete curb.

With the Department's responses and clarifications to these conditions, he noted the Department prepared the Draft Letter of Recommendation incorporating these changes identified in the addendum for the Commission's review. Director Vujnich also noted McBride and Son Homes provided photographs of stacked detention basins that have been constructed within new communities in the region. He added that, after a motion and a second, the Department was available to answer any questions the Commission may have on this item. He also noted the petitioner was in attendance to answer questions as well.

Jeremy Roth, McBride and Son Homes, 16091 Swingley Ridge Road, Suite 300, Chesterfield, Missouri, thanked the Commission, staff, and residents for working with it on this proposed development. He went on to seek further clarifications regarding some of the conditions and noted they still have two (2) areas of concern, which include the prohibition on vinyl siding and the requirement for asphalt roadways, with vertical concrete curbs. However, he added McBride and Son Homes would be willing to construct the roadways with asphalt, as required, but utilizing rolled concrete curbs. He added the concrete vertical curbs can be compromised, when the homes and associated driveways (curb cuts) are constructed.

Director of Planning Vujnich responded the items seeking clarification by the petitioner can be addressed and do not change the conditions' intent. He added, the Department would be in agreement with the allowance of a rolled concrete curb, with asphalt roadways, but is not supporting any change to the prohibition on vinyl siding.

Discussion was held among Commission Members regarding the following items: if the vehicles could create stacking issues on Manchester Road, based upon the proximity of proposed Street 'C' to the intersection of Manchester Road and Cherry Hills Meadows Drive; clarification in regards to the purpose of the common ground located south of Lot 15 A and the belief it should be eliminated; the agreement with the prohibition on vinyl siding; clarification relating to the nine (9) foot interior ceiling height and why it is problematic to accomplish and with what model homes; questions pertaining to the proposed fencing located in proximity to Lots 37 and 38; if the trail will connect to the Manors at the Enclaves Subdivision; a requested explanation pertaining to the functionality of the detention basins; the belief McBride and Son Homes and the residents of the Meadows at Cherry Hills should be commended for their ability to compromise on this project; and questions pertaining to the maintenance and inspection process on the stacked detention basin areas.

A motion was made by Mayor Woerther, seconded by Commissioner Manton, to approve the Draft Letter of Recommendation, as described in the Addendum, but with the elimination of the common ground wedge area located south of Lot 15 A and with the allowance of concrete rolled curbs, in association with the asphalt roadways.

Chair Bopp called the question.

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

Ayes: Commissioner Manton, Commissioner Renner, Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Council Member Sewell, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 10 to 0.

Information Report – One (1) Item for Consideration

- a.) **P.Z. 14-14 Carohaven Farm, L.L.C. c/o Dr. Caroline Morgan, 18318 Melrose Road, Wildwood, Missouri 63069** - A request for a Conditional Use Permit (CUP) within the NU Non-Urban Residence District for a ten (10) acre tract of land that is located on the south side of Melrose Road, east of State Route 100 (Locator Number 25X240071/Street Address: 18318 Melrose Road). **Proposed Use: A horse boarding and training (lessons) facility.** The petitioner is not planning any additional structures or buildings in conjunction with this requested permit. **(Ward Six)**

Planner Weiss read the request into the record.

Director of Planning Vujnich reviewed the background relating to the request and gave an overview of the history pertaining to it. He went on to note the rural area along Melrose Road lends itself to use for equestrian purposes and that no changes are proposed to be made to the property, in association with the requested Conditional Use Permit (CUP). Director Vujnich stated the Department is recommending the Planning and Zoning Commission grant the requested permit for a riding stable based on the following items: the requested Conditional Use Permit (CUP) is consistent with the Master Plan's intent for the NU Non-Urban Residential Areas of the City, since equestrian activities are an integral part of these rural locations; the four (4) required criteria for granting a Conditional Use Permit (CUP) are all favorably met by this proposed activity; and that all of the identified conditions in Attachment B of this report be met in the operation and maintenance of this riding stable. He noted the Department is available to answer any questions on the recommendation, after a motion and second is made.

A motion was made by Commissioner Archeski, seconded by Council Member Sewell, to approve the recommendation.

Discussion was held among Commission Members regarding the following items: if the conditions recommended in Attachment B are typically required for other similar types of Conditional Use Permits (CUPs); if public space is typically required; and if landscaping is a required component.

Director of Planning Vujnich reviewed the requirements associated with a Conditional Use Permit (CUP) of this nature and explained that some of the typical requirements are not applicable at this time, since Dr. Morgan is not proposing any changes to the property. However, these conditions are

in place, if changes were to be proposed in the future to the facility. He added the Site Development Plan (SDP) will be reviewed and acted upon by the Planning and Zoning Commission, prior to the site becoming operational.

Chair Bopp called the question.

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

Ayes: Commissioner Manton, Commissioner Renner, Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Council Member Sewell, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 10 to 0.

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

### Correspondence Items – One (1) Item for Consideration

- a.) A response to communication from Tara, L.C., c/o Bruce Tarantola, President and Owner, #51 Village View Drive, Apartment # 302, Chesterfield, Missouri, 63017, which is dated August 28, 2014, regarding **P.C. 219-85, Alfred L. Hicks and the J.L. Mason of Missouri, Inc.; PC 69-93 The Jones Company Custom Homes, Inc.; and P.C. 105-93 J.H.B. Properties;** Amended Mixed Use Development Ordinance #223; south side of Highway 100, east of Manchester Road (Street Address: 16375 Pierside Lane/Locator Number: 23U140703,); seeking the authorization to allow the use of the property for retail, office, medical, dental activities, or a financial institution with drive-through facility. **(Ward Four)**

Planner Weiss read the request into the record.

Director of Planning Vujnich gave an overview of the request, the zoning history, and background pertaining to the subject property. He noted the petitioner is requesting an amendment to the site-specific ordinance to expand the permitted uses authorized at this site to include the use of the property for retail, office, including medical and dental types, or a financial institution, with drive-through facility. He went on to describe that current trends in child care have led to these facilities becoming a component of schools and churches, and sites, such as this former Kinder-Care, were no longer being utilized by the community. He added, given these factors and the site characteristics, the Department is recommending the permitted uses be expanded, but at a low-intensity nature. Thus, the Department is recommending all types of offices, including medical and dental, along with professional types, be allowed. However, he added, it does not support retail activity at this location due to the limited amount of parking that is available, or the use of the property for an financial institution, with drive-through facilities, due to the existing grades and mature tree masses would be altered and/or removed to accommodate such. In conclusion Director Vujnich stated the Department is recommending the site-specific ordinance be amended to allow the child care center to be converted to office uses, both professional and medical and dental types. He added, after a motion and a second, the Department was available for any questions the Commission may have on this recommendation and that the petitioner was in attendance as well.

Bruce Tarantola, property owner, 51 Village View Drive, Chesterfield, Missouri, stated he concurred with the report and thanked the Commission for its consideration.

Discussion was held among Commission Members regarding the following items; why this property was not included within the Town Center Area of the City; the belief that an office-type use for this property is preferable to it being vacant; and clarification with regards to the square footage requirements associated with the nursery school and child care center.

A motion was made by Mayor Woerther, seconded by Commissioner Lee, to approve the recommendation.

Chair Bopp called the question.

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

Ayes: Commissioner Manton, Commissioner Renner, Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Council Member Sewell, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 10 to 0.

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

#### **VIII. Other**

#### **IX. Closing Remarks and Adjournment**

A motion made by Commissioner Archeski, seconded by Commissioner Peasley, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:50 p.m.

Approved by: The Planning and Zoning Commissions at the October 20, 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.