The meeting of the Planning and Zoning Commission was called to order at 7:00 p.m., on Monday, October 19, 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 – (10)
Commissioner Helfrey
Commissioner Beattie
Commissioner Deppeler
Commissioner Levitt
Commissioner Kohn
Commissioner Jackson
Commissioner Broyles
Chair Lee
Council Member Brost
Mayor Bowlin

ABSENT – (0)

Other City officials present in the City Council Chambers, and via the videoconferencing tool Zoom, included the Director of Planning and Parks Vujnic, Director of Public Works Brown, Interim Deputy City Administrator Jacquin, Planner Newberry, and City Attorney Young

II. Review Tonight's Agenda / Questions or Comments

A motion by Council Member Brost, seconded by Commissioner Helfrey, to re-order the agenda to consider P.Z 11-20 Monarch Fire Protection District, as the first item of discussion at tonight’s meeting. A voice vote was held regarding the motion. Chair Lee declared the motion approved by a vote of 10-0.

III. Approval of Minutes from the October 5, 2020 Meeting

A motion was made by Commissioner Helfrey, seconded by Council Member Brost, to approve the minutes from the October 5, 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 10-0.
IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

V. Public Comment Session

Victoria Allen, 1651 Idle Rock Farm Road, expressed her concerns regarding the Special Circumstances Overlay District (SCOD) that was recently considered and recommended for approval by the Planning and Zoning Commission.

Tony Bosworth, 2442 Eatherton Road, expressed his concerns regarding the proposed new fire station, particularly its potential impact on property that he owns across from it on Wild Horse Creek Road.

Rhonda Loggia, 303 Wild Horse Canyon Drive, expressed her concerns regarding the proposed new fire station, specifically regarding the existing traffic on Wild Horse Creek Road and the safety of fire district equipment entering and exiting the proposed new site. She thanked the petitioner and the Department of Planning for meeting with her to discuss the considerations of alternative site designs and configuration of it.

Melina Loggia, 18308 Wild Horse Creek Road, requested the Commission consider restricting the timeframe the fire district would be allowed to use the rear doors on the proposed new fire station, so as to limit the impact of the operation of the fire station on her property, which is the adjoining parcel to the south of the proposed location.

VI. Old Business – One (1) Item for Consideration (As re-ordered by Commission)

a) P.Z. 11-20 Monarch Fire Protection District, c/o FGM 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.

Discussion was held among Commission Members regarding the need for the petitioner to further clarify the decision not to use the existing location of the current fire station for the proposed new facility and provide exhibits depicting the proposed facility placed on the existing site; the need to provide information regarding the site selection process and the statistical data that was used to determine such; a request for a map depicting the overall coverage area of the Monarch Fire Protection District; and the request for the petitioner to provide information regarding the anticipated impact of the new facility relating to stormwater management and impacts on adjacent parcels of ground.

Director Vujnich stated the Department has been working with the petitioner to consider alternative designs and placement of improvements on the site, which is reflected in the proposed ‘Attachment B – Concitions’ of the Department’s Information Report.
A motion by Mayor Bowlin, seconded by Commissioner Levitt, to postpone the matter to the next Planning and Zoning Commission in order to allow the petitioner to provide the informational items discussed and requested at tonight’s meeting. A voice vote was held regarding the motion. Chair Lee declared the motion approved by a vote of 10-0.

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

b) P.Z. 13-20 Mark and Nancy Fish, 1570 Old State Road, Wildwood, Missouri 63038, c/o Sunpro Solar, MCH Road, Mandeville, Louisiana /04/1 – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District (Street Address: 1570 Old State Road/Locator Number: 25U440043), for the installation of roof- mounted solar panels, which are to be so situated on the dwelling and accessory structure (garage) as to be visible from adjoining roadways. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels’ placement on the front facing area of the roofs of the dwelling and accessory structure. (Ward Six)

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 took note of any testimony, exhibits, or other items provided as part of the discussion at tonight’s public hearing.

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

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

Debbie Quaternik, 1585 Old State Road, inquired whether or not the proposed solar panels would reflect sunlight.

Chair Lee invited the petitioner to address the Commission.

John Ingrahm, Sunpro Solar, provided a presentation on the proposed roof-mounted solar energy system. He stated the panels are designed to absorb as much sunlight as possible to operate at high efficiency, which substantially reduces any glare or reflection of light from them.

Discussion was held among Commission Members regarding the City’s requirements regarding solar energy systems, specifically the instances that a Conditional Use Permit (CUP) is required and the consideration of requiring additional landscaping along Old State Road to provide more of a visual screening of the panels from the roadway.

A motion by Commissioner Helfrey, seconded by Commissioner Jackson, 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 10-0.
VII. Old Business – One (1) Items for Consideration (As re-ordered by Commission)

a) P.Z. 12-20 Mary Cook, 2031 Joe’s Way, Wildwood, Missouri 63005, c/o Straight Up Solar, 11696 Lilburn Park Road, St. Louis, Missouri 63146 – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District (Street Address: 2031 Joes Way/Locator Number: 20U530040), for the installation of roof-mounted solar panels, which are to be so situated on the dwelling and accessory structure (garage) as to be visible from an adjoining roadway. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels’ placement on the front facing area of the roofs of the dwelling and accessory structure, which abut a private roadway. (Ward Two)

Director Vujnich read the request into the record.

Planner Newberry stated the petitioner is seeking a Conditional Use Permit (CUP) for the placement of solar energy systems, which would be visible from the abutting street. He stated this request is one of the first such proposal that has been submitted following the Commission’s recent update to the City’s regulations regarding solar energy systems. Planner Newberry stated the Department determined the property is not party to a Homeowners Association, which if a subject property is a part of such, comments on proposals are required for the Commission’s review and use; however, the homeowner solicited comments from their neighbors and the Department received five (1) supportive comments and one (1) comment stating opposition to the proposal. Planner Newberry stated the Department believes the request does meet the four (4) required criteria for the granting of the Conditional Use Permit (CUP), as outlined in its report. He stated the Department is recommending approval of this proposed solar energy system’s installation.

Discussion was held among Commission Members regarding the support rack and framing being entirely dark (black) in color and the need to ensure this requirement is met.

A motion by Council Member Brost, seconded by Commissioner Beattie, to approve the Department’s recommendation, as presented.

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

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

Chair Lee declared the motion approved by a vote of 9-1.

VIII. New Business – No Items for Consideration

IX. Site Development Plans-Public Space Plans-Record Plats – One (1) Item for Consideration
a) A report, with recommendation, regarding the City of Wildwood’s *Old State Road Shared Use Path Project*, R-2 15,000 square foot Residence District and R-3 10,000 square foot Residence District, with two (2), separate Planned Environment Units (PEU), such being previously authorized by St. Louis County, on publicly (right-of-way) and privately-held lands located along the north side of Old State Road, between Old State Place (east end) and Nantucket Island Drive (west end); thereby recommending the approval of the planning and design Concept Plans for the installation of this necessary connection along a heavily-travelled St. Louis County arterial roadway [Old State Road]. *(Ward Seven)*

Planner Newberry read the request into the record.

Director Vujnich provided a presentation of background information regarding this planned shared use path along Old State Road. He stated the proposed section of pedestrian improvements along this St. Louis County-maintained arterial roadway is supported and anticipated in both the City’s Access and Mobility Plan and the recent 2018 update of the Action Plan for Parks and Recreation. Director Vujnich stated this shared use path will be a good addition to the City’s network of pedestrian improvements for the nearby subdivisions, particularly since it will provide access to the Rock Hollow and Al Foster Trail corridors. Director Vujnich stated the Department is recommending the Commission support the proposed pedestrian infrastructure project.

Discussion was held among Commission Members regarding the width of the new shared use path, compared to the existing sidewalk it will connect to at its eastern end and the consideration of providing guardrails at certain locations for safety along this busy arterial roadway.

Director of Public Works, Rick Brown, stated the widening of the sidewalk at the project’s eastern end could be considered as a second phase to this proposed shared use path. He thanked the Commission for the comments regarding the guardrails and noted, as the design of the project progresses, those improvements would be considered to be included.

A motion by Commissioner Beattie, seconded by Commissioner Levitt, to approve the Department’s recommendation, as presented.

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

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

X. **Other** – No Items for Consideration

XI. **Closing Remarks and Adjournment**

A motion by Commissioner Broyles, seconded by Commissioner Beattie, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 8:35 p.m.
Approved by: 
Vicki Helfrey
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.