

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

November 2, 2020

The meeting of the Planning and Zoning Commission was called to order at 7:00 p.m., on Monday, November 2, 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 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 meeting agenda.

III. Approval of Minutes from the October 19, 2020 Meeting

A motion was made by Council Member Brost, seconded by Commissioner Broyles, to approve the minutes from the October 19, 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

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. He expressed concerns regarding a potential traffic signal associated with the fire station and, more generally, traffic on Wild Horse Creek Road.

Victoria Allen, 1651 Idle Rock Farm Road, discussed the importance of the Planning and Zoning Commission for the residents of the City of Wildwood.

Eric Tremayne, 433 Eatherton Valley Road, inquired why the proposed new fire station is planned for a property that is different than the existing fire station, located further west on Wild Horse Creek Road. He expressed concern regarding the traffic on Wild Horse Creek Road and potential impact on response times.

Chief Les Crews, Monarch Fire Protection District, provided information regarding the normal activity associated with a fire station, such as being proposed. He thanked the Commission for its consideration of the District's proposal.

Jean Milner, Monarch Fire Protection District Board of Directors, stated the current site of Engine House #2 is not large enough to accommodate a modern facility, given the size of the fire apparatus. She provided information about the District's policy regarding the use of emergency lights and sirens.

Melina Loggia, 18308 Wild Horse Creek Road, thanked the Commission for its careful review of the proposed new fire station.

VI. Public Hearings – No Items for Consideration

VII. Old Business – Three (3) Items for Consideration

- 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 provided an outline of the Commission's review of the proposed solar energy system associated with this request. He stated the Commission supported the installation of this solar energy system, which will be visible from the abutting street, at its October 19, 2020 meeting. Mr. Newberry stated the draft Letter of Recommendation reflects the Commission's previous action, and is in the appropriate form to be submitted to City Council for its receipt, filing, and consideration.

Discussion was held among Commission Members regarding the visibility of the proposed solar energy system by the nearest neighbor and the private roadway, Joe's Way.

A motion by Commissioner Beattie, seconded by Commissioner Levitt, to approve the draft Letter of 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

Chair Lee declared the motion approved by a vote of 10-0.

b) 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.

Director Vujnich provided a summary of the Commission's consideration of this request over the past few months. He highlighted the packet of information that was provided by the petitioner prior to tonight's meeting and identified each of its components. Director Vujnich provided a presentation of the Department's Information Report, with recommendation. He noted the proposed new fire station is consistent with the Community Services Element of the City's Master Plan, given it will provide a modern facility that will have a generational impact on continued high-quality fire service in Wildwood.

Director Vujnich reviewed the four (4) components that must be met for the Planning and Zoning Commission to grant a Conditional Use Permit (CUP). He stated the Department believes the subject request meets each of these four (4) components. Director Vujnich highlighted various characteristics of the revised site design, including extensive tree preservation, limited disturbance of the site, the enhanced screening components on the southern portion of the property, and the elimination of access on Eatherton Road. Director Vujnich stated the Department is recommending approval of the requested Conditional Use Permit (CUP), with the conditions identified in 'Attachment B.'

Discussion was held among Commission Members regarding the consideration of utilizing the existing site, where Engine House #2 is located (18424 Wild Horse Creek Road), to place the new facility and associated improvements there, rather than the proposed location that is the subject of the request for a Conditional Use Permit (CUP). Discussion continued with items relating to the size of the 18424 Wild Horse

Creek Road property; the exhibit overlaying the proposed facility and associated improvements on the District's current property; the considerations relative to the potable water well and wastewater treatment facility (i.e. septic system), and the encumbrances and setback requirements typically associated with them; the consideration of extending public utilities to this property; and inquiries regarding other site locations considered by the District for the proposed new facility.

Chair Lee invited the petitioner's representative to address the Commission.

Josh Mandell, FGM Architects, addressed the questions raised by Commission Members relating to the consideration of utilizing the existing site, where Engine House #2 is located (18424 Wild Horse Creek Road), to place the new facility and associated improvements. In summary, Mr. Mandell stated, given the reasons provided in his responses, the new facility, associated improvements, potable water well, and the septic system could not be constructed on the site of the existing Engine House #2 due to its limited size.

Discussion was held among Commission Member regarding the subject site for the proposed new fire station. Discussion items included stormwater management components of the proposed site design; concerns regarding the traffic on Wild Horse Creek Road and its width relative to vehicles giving way to fire apparatus' responding to calls for service; whether or not traffic control devices are planned in association with the proposed fire station; and the impact on response times and if those may increase at this new location, compared to the existing location.

Chief Les Crews, Monarch Fire Protection District, stated the consideration of traffic control devices or other similar improvements on Wild Horse Creek Road is under the jurisdiction of the Missouri Department of Transportation (MODOT) and has not been determined yet. Chief Crews stated response times from the proposed location will be reasonable and not significantly impacted, compared to the existing Engine House #2.

A motion by Mayor Bowlin, seconded by Commissioner Broyles, to postpone consideration of the matter for thirty (30) days, in order for the petitioner to work with the City to thoroughly review the consideration of utilizing the existing site where Fire House #2 is located (18424 Wild Horse Creek Road), and reach a conclusive determination, if such is feasible or not.

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

Chair Lee declared the motion approved by a vote of 10-0.

- c) **P.Z 8-20 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to review and consider changes to the lists of permitted uses contained in all "R" residential, "C," and "M" zoning district designations of the City of Wildwood's Zoning Ordinance, including the NU Non-Urban Residence District, for the purposes of ensuring the

mix of activities are still applicable and suitable for the locations where authorized or allowed. The applicable districts include the following sections of the code: Section 415.090 NU Non-Urban Residence District ; Section 415.110 "R-1" One Acre Residence District Regulations ; Section 415.120 "R-1A" Residence District Regulations ; Section 415.130 "R-2" Residence District Regulations ; Section 415.140 "R-3" Residence District Regulations ; Section 415.150 "R-4" Residence District Regulations ; Section 415.160 "R-6A" Residence District Regulations ; Section 415.170 "C-1" Neighborhood Business District Regulations ; Section 415.180 "C-2" Shopping District Regulations; and Section 415.200 "M-1" Industrial District Regulations. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich stated the 2020 Work Program adopted by the Planning and Zoning Commission identified the review of the lists of permitted and conditional uses in certain zoning district designations outlined in the City's Zoning Ordinance. He stated, at the request of the Commission, a Work Session was held regarding this review on October 19, 2020, where discussion and direction was provided by the participating Members. Director Vujnich noted this direction is reflected in the Department's Information Report being presented tonight. He stated the intent of this review is consider whether certain land uses are still relevant or desirable, as well as consider new allowable activities, given changes over time. Director Vujnich outlined changes and additions being recommended, specifically those ensuring the NU Non-Urban Residence District remains a true residential district, changes that are a result of the Town Center Update Team's (TCUT) review of the Town Center Plan, and other new allowances.

A motion was made by Mayor Bowlin to proceed forward as recommended by the Department, excluding changes to car washes, adult daycares, and drive through facilities, in order to allow separate study of these specific items. The motion did not receive a second.

Discussion was held among Commission Members regarding large water features and relevant definitions associated with them and clarification regarding group home regulations.

A motion by Mayor Bowlin, seconded by Council Member Brost, to proceed forward with the recommendations, as presented, except no changes to car washes and drive through facilities in the C-2 Shopping District, as well as providing clarifications regarding certain definitions relating to large water features.

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

Chair Lee declared the motion approved by a vote of 10-0.

VIII. New Business – Two (2) Items for Consideration

- a) A request for the on-going operation of an existing telecommunications tower and facility authorized by **P.Z. 4-98 AT&T Wireless Services, Inc.**; Conditional Use Permit (CUP) in the NU Non-Urban Residence District; east side of Joe's Way, north of Valley Road; under a one (1) year renewal allowed by the existing conditions of this site-specific permit. **(Ward Two)**

Planner Newberry read the request into the record.

Director Vujnich stated the existing Conditional Use Permit (CUP) for this facility requires annual review by the Commission. He stated the Department conducted a visit to the site and found it to be in excellent condition and the required plantings associated with it to be in good health and growing. Director Vujnich noted an additional array was authorized in error on the tower. He stated the petitioner is working with the Department to address this circumstance, the result of which will ultimately be presented to the Planning and Zoning Commission. He stated this error should not delay the annual renewal of this facility. Director Vujnich stated the Department is recommending a renewal of the permit for an additional year.

No discussion was held among Commission Members regarding this matter.

A motion by Commissioner Beattie, seconded by Commissioner Levitt, to approve the annual renewal, with the condition regarding the needed amendment to the permit for the additional array that has been placed on the exterior of the tower

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: None
Absent: Mayor Bowlin
Abstain: None

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

With Chair Lee's permission, Director Vujnich read a comment from the Zoom chat feature from **Ken Remy, Ward Three Council Representative**, that stated he has received several complaints from residents regarding cellular phone service on Strecker Road, between Sheppard Road and Kehrs Mill Road. He requested input from the representative from Crown Castle.

Chair Lee invited the petitioner to address the Commission

Paul Peckens, Crown Castle, facility owner, stated his company would work with the City to discuss Council Member Remy's inquiry. He asked the Commission to, in the future, consider the allowance of triangular arrays at this location, which would allow for improved cellular service in the area.

Director Vujnich stated the Department would hold the Commission's action and not submit it to City Council for receipt and filing, until the City can contact Crown Castle to discuss Council Member Remy's inquiry.

- b) A request for the on-going operation of an existing telecommunications tower and facility authorized by P.Z. 25-97 Sprint Spectrum, L.P. (Marianist Retreat Center); Conditional Use Permit (CUP) in the NU Non-Urban Residence District; east side of State Route 109, south of Old State Road; under a one (1) year renewal allowed by the existing conditions of this site-specific permit. (Ward Six)

Director Vujnich read the request into the record.

Planner Newberry stated the existing Conditional Use Permit (CUP) for this facility also requires an annual review by the Commission. He stated the Department visited the site and determined it to be in generally good condition. He noted the masonry wall associated with the facility is in need of cleaning, which is a condition of the annual renewal. Mr. Newberry stated the Department has determined the facility is in compliance with the existing Conditional Use Permit (CUP) and recommending a renewal of the permit for an additional year, conditioned on addressing the cleaning of the masonry wall.

No discussion was held among Commission Members regarding this item.

A motion by Commissioner Kohn, seconded by Commissioner Brost, to accept 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

Chair Lee declared the motion approved by a vote of 10-0.

- 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 Council Member Brost, to adjourn. A voice vote was held regarding the motion. Hearing no objections, Chair Lee adjourned the meeting at 9:19 p.m.

Approved by: 
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.