

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
DECEMBER 15, 2014

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, December 15, 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 – (8)

Chair Bopp
Commissioner Archeski
Commissioner Bauer
Commissioner Gragnani
Commissioner Lee
Commissioner Manton
Commissioner Peasley
Mayor Woerther

ABSENT – (2)

Council Member Sewell
Commissioner Renner

Other City Officials present: Director of Planning Vujnich, Director of Public Works/Co-Interim City Administrator Thomas, City Attorney Golterman, and Planner Weiss.

II. Review Tonight’s Agenda / Questions or Comments

III. Approval of Minutes from the Meeting of December 1, 2014

Director of Planning Vujnich noted the minutes from the December 1, 2014 meeting were provided to the Commission at tonight’s meeting and, therefore, the Department will not request any action upon them until the January 20, 2015 meeting.

IV. Department of Planning Opening Remarks

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

- a.) **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., c/o Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** – A request for the modification of the Town Center Regulating Plan designation(s) for a portion of the property that totals 34.8 acres of area, which is located on the east side of State Route 109, south of State Route 100, from its current designations as “Downtown” and “Neighborhood General” Districts (Planning and Zoning Commission’s adopted plan [March 1, 2010]) to the “Neighborhood Edge” District. Accompanying the aforementioned Regulating Plan changes is 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 Edge District”), with a Planned Residential Development Overlay District (PRD), for a the same tract of land again being, located on the east side of State Route 109, south of State Route 100 (Locator Number: 23V120094/Street Address: 2461 Eatherton Road). **Proposed Use: A total of one hundred seventeen (117) detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. (Ward Eight)**

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

Jerry Duepner, petitioner, Payne Family Homes, 10407 Baur Boulevard, Suite B, St. Louis, Missouri, introduced the individuals in attendance that would be assisting in the presentation of the request: Tony Bosworth ,TB Realty; Scott Harding, SCI Engineering; and Mike Falkner, Sterling Engineering. Mr. Duepner provided a slideshow presentation of the subject request and reviewed the characteristics of it and the surrounding properties.

Scott Harding, SCI Engineering, noted he met with the Corps of Engineers regarding this property, specifically to discuss the jurisdictional waterway that is located within its boundaries. He noted it is the petitioner’s intent to avoid this area as much as possible, as part of the proposed development.

Mr. Duepner, petitioner, Payne Family Homes, went on to highlight specific details of the Preliminary Development Plan that had been prepared for this site, such as the extension of Main Street to State Route 109, the transition of this development to the existing subdivision to the south, the size and the design of the units. He also noted the proposed price point for these single family detached dwellings is \$200,000 and they will have front entry garages, with carriage type doors. He reviewed other design features, such as the roundabout at Main Street, to be completed by others and the pedestrian connection to Cambury Subdivision.

Tony Bosworth, Bosworth Realty, discussed preliminary concepts for the future use of the outlots, which are slated for commercial use.

Larry Hayes, 16911 Niere Acres, noted Eatherton Road is very narrow in nature and stated his concern with the impact this development will have on this roadway. He questioned how stormwater management would be addressed, as part of this proposed development, and noted his concern with it affecting his property.

Larry Goodson, Council Member – Ward Eight, noted he has been in contact with residents of Old Grover Estates, which is the subdivision located to the south of the proposed development. He thanked Mr. Duepner for reaching out to the Old Grover Estates Homeowners Association. He stated his support for buffer yard areas between these two (2) developments and noted his concern about this development creating runoff issues for Old Grover Estates. He stated it was his belief the extension of Main Street was a positive aspect of this development.

Chris Grassi, 16993 Grover Springs Drive, stated his property adjoins the proposed development to the south. He noted there is a four (4) to seven (7) foot difference in topography between this property and noted his concern with stormwater runoff from this site.

Ken Wennerberg, 2628 Grover Crossing Way, stated he walks along Eatherton Road often and noted its narrow nature and his concerns for increased traffic from the development of this site.

Andy Lindberg, 2467 Eatherton Road, suggested a drain line to control the water runoff. He stated it was his belief the rear yard setback distance of fifteen (15) feet was not substantial enough and thought thirty (30) feet was more appropriate.

Discussion was held among Commission Members regarding the following items: the Town Center Plan's requirements relating to the outlots; if consideration was given to the development of the site with service alleys and/or a grid style; whether a connection is proposed at Larksong Drive and Kilare Lane; the belief the cul-de-sac, near Eatherton Road should be redesigned as an alleyway or a connection; clarification regarding the stormwater management plans for this development; the responsible party for the construction of the roundabout at Main Street and State Route 109; the proximity of the proposed roundabout at Main Street to the existing roundabout at State Routes 100 and 109; the timeframe on the completion of improvements on State Route 109; the fact there was a previously approved roundabout in this general area of State Route 109, as part of the Target/Desco proposal on the west side of the roadway; the belief alleys and rear entry garages would be better suited at this location in the Town Center Area; clarification with regards to the rear yard setback distances for this development and how much yard areas will buyers have to use; questions relating to the traffic study that was completed with regards to this proposal; and whether the two (2) single family dwellings located on this site are historic in nature.

Mr. Duepner noted the economic factors relating to rear entry garages and the difficulty selling them. He also stated Metropolitan St. Louis Sewer District (MSD) has noted the amount of stormwater runoff from this site will be minimized as part of the proposed development's treatment of it. He then stated their development team reviewed the elevations at Larksong Drive and Kilare Lane and making the connections to Main Street would be very difficult.

Mike Falkner, The Sterling Company, 5055 New Baumgartner Road, noted the extreme grade change between Cambury Subdivision and the subject site, and if the roadway connection between the two sites was made, it would come close to the maximum grade of six (6) percent. Mr. Falkner reviewed the stormwater management plans for this development and stated they can ensure, through review and approval by MSD (Metropolitan St. Louis Sewer District), there will be no off-site issues relating to stormwater runoff.

Director of Planning Vujnich noted the City had met with the Missouri Department of Transportation (MODOT) regarding the connection of Main Street to State Route 109. He noted the petitioner may be eligible for Traffic Generation Assessment credits for work that is completed off-site. Mr. Vujnich noted the Planned Residential Development Overlay District (PRD) allows flexibility with regards to the size of the rear yard setback areas; however, the requirements of the underlying zoning district designation must be met, which is thirty (30) feet and cannot be altered. He noted the connection to State Route 109 is imperative, given the nature of Eatherton Road. Mr. Vujnich noted the two (2) dwellings located on the subject site were constructed in 1915 and 1938 and would need to be reviewed by the Historic Preservation Commission, prior to their removal.

Director of Public Works Thomas noted the distance between the existing roundabout at State Route 100 and the proposed roundabout at Main Street are close enough to meet the Missouri Department

of Transportation's (MODOT's) requirements in this regard. He noted Cambury Lane may be required to become a right-in/right out access, as part of the improvements to State Route 109 relating to this proposed development.

Larry Hayes, 16911 Niere Acres, again stated his concern with stormwater runoff and noted his pond has been affected during storm events. He also noted Eatherton Road is heavily traveled by walkers and bikers and the increased traffic from this proposed development is a concern to him.

The petitioner's traffic engineer stated his firm completed an analysis of this proposed development. He noted Eatherton Road is twenty (20) feet in width and traveled by approximately two hundred fifty (250) cars per day. He stated that, based upon the traffic analysis, it was his belief no improvements are warranted to this roadway, as part of this development.

A motion was made by Commissioner Bauer, 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 – Three (3) Items for Consideration

Letter of Recommendation – One (1) Item for Consideration

- (a.) **P.Z 27-14 City of Wildwood Planning and Zoning Commission c/o Departments of Public Works and Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to review Chapter 405, Flood Damage Prevention Code of the City of Wildwoods' Municipal Code, specifically for the purpose of updating these existing regulations to conform to Federal Emergency Management Agency (FEMA) regulations, which shall apply to all lands within the jurisdiction of the City of Wildwood, Missouri, which are identified as numbered and unnumbered A Zones and AE Zones, on the Flood Insurance Rate Maps (FIRMs) for St. Louis County, Missouri on Map Panels 29189C0140K, 29189C0145K, 29189C0163K, 29189C0255K, 29189C0260K, 29189C0265K, 29189C0268K, 29189C0269K, 29189C0270K, 29189C0276K, 29189C0277K, 29189C0278K, 29189C0279K, 29189C0288K, 29189C0290K, 29189C0351K, and 29189C0352K, all being dated February 4, 2015, as amended, and any future revisions thereto. **(Wards – All)**

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 at tonight's meeting. He added the Commission voted unanimously, by a vote of 9 to 0, at the December 1, 2014 meeting, to accept the recommendation, as prepared by the Department. Director Vujnich then concluded by stating the Draft Letter of Recommendation is now in the appropriate form to be forwarded to City Council. He added that, after a motion and a second, the Department was available to answer any questions the Commission may have on this item.

A motion was made by Commissioner Archeski, seconded by Commissioner Manton, to approve the Draft Letter of Recommendation.

Chair Bopp called the question.

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

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

Nays: None

Absent: Council Member Sewell and Commissioner Renner

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 0.

Information Reports – Two (2) Items for Consideration

a.) **P.Z. 20-14 Happy Hounds Playground, L.L.C., 431 Castle Glen Court, Ballwin, Missouri, 63021, c/o Clayton Engine**

– A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for an eleven (11) acre tract of land that is located on the east side of Pond Road, south of State Route 100 (Locator Numbers 23W340042 and 23W330032/Street Addresses: 2440 and 2448 Pond Road). **Proposed Use: A recreational land use facility (commercial dog park). (Ward One)**

Director of Planning Vujnich noted this item was postponed at the Commission's last meeting in order to allow the design team additional time to review the Department's recommendation on this matter. He reviewed the specific details regarding this request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District to allow for a private dog park that will offer services to the general public for a fee. He noted the facility is proposed to have a central entry area, with a structure, and a number of different play areas for the pets, including an approximately fifteen thousand (15,000) square foot lake, two (2) splash pads, play equipment, and hard and soft surfaced trail areas. Along with these improvements, the petitioner has proposed a parking area for patrons, which includes a total of forty-two (42) spaces.

Director of Planning Vujnich noted that, following the postponement, the Department met with the engineer and subject site to discuss certain aspects of the Department's Information Report. Director Vujnich reviewed the four (4) items that were discussed, which are as follows: grading, renewal requirements on the Conditional Use Permit (CUP), traffic analysis, and the use of public water. Specifically, he added, the Department has reviewed the revised grading plan and noted the changes to it to preserve more of the property's current characteristics, along with certain woodland areas, and believes it is positive, but alterations to this component of the plan are needed. With regards to the time limit on the CUP, he would agree with the petitioner's concerns regarding the impact such would have on the financing for this development and supports eliminating this requirement. He noted other protections are in place within the permit itself to address any problems that might arise at this facility in the future. With regards to the traffic analysis, the Department has provided some clarity to the petitioners' engineer on this matter and remains supportive of this analysis in order to better understand the current conditions at the State Route 100/Pond Road intersection and impact this use would have on it. Finally, regarding the use of public water, the petitioner has agreed not to use groundwater for any other purpose than the proposed splash pad area on the site, thereby preserving some of this resource. Director Vujnich stressed the Department is adamant on not utilizing groundwater for activities at this location, particularly managing the pool level in the pond. However, he added, the splash pad area does represent a more limited use of the groundwater, given it is seasonal in operation, and the runoff may be able to be recycled to the pond, if the additional analysis to be conducted by the Project Engineer indicates such is feasible. He noted that, if the

Planning and Zoning Commission were to consider this allowance, the Department would recommend the petitioners be required to provide the needed infrastructure to the splash pad area to accommodate the use of public water, if problems were to arise in the future.

Director Vujnich noted the Department reviewed this request and has determined the requested Conditional Use Permit (CUP) is consistent with the Master Plan's intent for the Non-Urban Residential Areas of Wildwood, once items identified in the Information Report have been addressed. Additionally, the four (4) required criteria for granting a Conditional Use Permit (CUP) the Planning and Zoning Commission is required to consider from the Zoning Ordinance are all met favorably by this proposed activity, when the Department's recommended modifications are incorporated into the design and operation of this facility. Director Vujnich noted the Department of Planning has deferred the development of the conditions for this permit, until a revised Preliminary Development Plan is provided to the City for its review and use in preparation of said conditions. Once this revised plan is provided, the Department will complete Attachment B (Conditions) and submit it with the draft Letter of Recommendation for review and action by the Planning and Zoning Commission.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to approve the report and the prep

R. Michael Martin, 1816 Pond Hill court, stated his concern for the use of groundwater for this proposed use. He stated the impact this use would have on traffic in this area and the noise associated with it as well.

Jeff Leeker, 2450 Pond Road, stated his support for this use and noted it was his belief that traffic in the area will not be an issue in the side yard setback area.

Erin Kuffenberger, 17041 Sandalwood Creek, stated she has lived in this area for nine (9) years. She stated it was a wonderful asset for the community and will bring its residents together.

Chair Bopp read a letter into the record submitted by Jane Houlihan (attached).

Steve Quigley, petitioner's representative, Clayton Engineering, 11920 Westline Industrial Boulevard, St. Louis, thanked the Commission for their review of the petitioner's concerns. He stated he is in support of the recommendation identified in the Addendum.

Sandra Christensen, 16905 Niere Acres Drive, stated her concern regarding the use of the property as a dog park. She stated she is in support of the proposal.

David Schneider, 15 Wilderness Lane, stated he believes this use will be a wonderful asset to the community. He stated in his belief the use of well water is not an issue and noted the traffic associated with the school and church is accommodated by this roadway system and the proposed use will not cause an impact.

Discussion was held among Commission Members regarding the following items: the cost and time associated with the splash pads; concerned the splash pad will run continuously and utilize excessive amounts of water; the hours of operation for this facility; whether the amount of groundwater could be metered; whether there is a lighting plan proposed for the parking area; and the belief that the neighbors' support for this proposal is significant.

Director of Planning Vujnich noted the use of groundwater is only now proposed for the splash pad areas and the is not suggesting to prohibit such, given the water is proposed to be recycled. He also noted the hours of operation are dusk to dawn to allow some flexibility during the summer months.

Steve Quigley, petitioner's representative, added he believed the traffic analysis will take approximately four (4) weeks and he can obtain the flow rates from the manufacturer.

Chair Bopp called the question.

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

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

Nays: None

Absent: Council Member Sewell and Commissioner Renner

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 0.

b.) The City received input from a public outreach effort on a preliminary design for needed upgrades to the **Al Foster Memorial Trailhead**. The major components of this planned upgrade include the following:

- The parking lot area is relocated to the south part of the overall property and increased in size to meet current and projected demand that exists relative to the surrounding trail network and public spaces.
 - The existing parking lot area is to be removed and restored to a lawn area for use.
 - The new trailhead facility will have a shade structure.
 - The new trailhead facility will be served by a permanent restroom facility.
 - The design of the facility includes the utilization of many of the existing lawn areas for informal play.
 - The plan will include a generous landscaping effort to add character and improve aesthetics.
- This plan and design components have been reviewed by the Planning/Economic Development/Parks Committee, the City Council, and the City's partners in this project (Great Rivers Greenway, St. Louis County, and the Missouri Department of Natural Resources). Thus, the Department of Planning and Parks would like to present this plan to the community at a public meeting to be held before the Planning and Zoning Commission to obtain input from the residents and others in this regard. **(Ward Six)**

Planner Weiss read the request into the record.

Director of Planning and Parks Vujnich presented a brief overview of the process the design of the planned improvements to the Al Foster Memorial Trailhead followed to date. He noted this process included an extensive public engagement aspect, so all impacted residents, users of the trail, and other entities could have input into the design of this facility.

Director Vujnich noted a Site Development Plan of the planned upgrades was created by Ken Keitel, with terraspec, and presented to the community, after the public outreach effort had been concluded. Following this action, Director Vujnich noted many entities have reviewed this plan, which was followed by the Planning and Zoning Commission at a public hearing on July 7, 2014, where

further comments were solicited by the City regarding the design components of this project. At this hearing, a number of residents spoke and recommendations were made. Before proceeding forward with a final action, the plan was then submitted to the City's Historic Preservation Commission (HPC) for consideration, given the significance of the Glencoe Community, with its long history along the Meramec River.

The Historic Preservation Commission (HPC) reviewed the plan on two (2) occasions and made comments in regards to its design. The first set of comments was to remove the informal ball fields, which eliminates the removal of several existing trees; reduce the height and size of the pavilion area to no more than nine hundred (900) square feet and simplify its design; remove the existing parking lot, but install turf pavers to provide for overflow parking area; and remove references to any Phase Two improvements. Following further review of the revised plan, the Historic Preservation Commission recommended the following: the main shelter be reduced in size to no more than twenty-six (26) feet by fourteen (14) feet in area, which matches the extent of the roofing material that was salvaged from the Ridge Road demolition site; utilize "Ritter Rings" in the former parking lot area and define their extent; scatter approximately three (3) small shelter structures (10 feet by 10 feet in size) around the park for shade; and add a few additional picnic tables in or near an existing grove or groves of trees.

Director Vujnich noted that, after these comments were incorporated into the plan, it was presented to the Historic Preservation Commission (HPC) on September 25, 2014, where the design of the trailhead upgrades was approved. With this action, the plan was ready to be presented to the Planning and Zoning Commission for its consideration and action.

Director Vujnich concluded by stating the Department of Planning is recommending the favorable consideration of this matter by the Commission. He noted the following entities have endorsed the plan: the State of Missouri's Department of Natural Resources (MDNR), St. Louis County, the Great Rivers Greenway (GRG) District, and the Historic Preservation Commission of the City of Wildwood. He noted the Department has solicited input on all levels regarding the current facility and recommended upgrades, including the residents of Glencoe, the users of the trailhead, and anyone with interest through a website survey that was available for approximately six (6) weeks and these comments have been used to develop this current version of the plan. Director Vujnich concluded by noting the City Council and the Planning/Economic Development/Parks Committee of the City Council have reviewed versions of the plan and have supported the proposed upgrades, with final review to occur again, after Planning and Zoning Commission's consideration. Director Vujnich stated that, after a motion and a second, the Department is available to answer any questions the Commission may have regarding the recommendation.

A motion was made by Mayor Woerther, seconded by Commissioner Manton, to approve the recommendation, but with a reduction in the number of picnic tables depicted on the plan, as well as investigating the overhead electric power lines.

Bill Erdel, 309 Jefferson Avenue, questioned how many shelters are proposed and if it is necessary for the trees to be removed.

Discussion was held among Commission Members regarding the following items: the proposed roofing material for the pavilion; the belief a larger pavilion is needed, instead of several smaller ones; whether the overflow parking will be stripped; and the timing associated with the construction of this project.

Chair Bopp called the question.

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

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

Nays: None

Absent: Council Member Sewell and Commissioner Renner

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 0.

VII. New Business – One (1) Item

Correspondence Item – One (1) Item for Consideration

- (a.) A response to a communication from Robert W. Covert III and Mary Kay Corsair, which is dated September 10, 2014, regarding P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates; C-8 Planned Commercial District (Town Center Workplace and Neighborhood General Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance that governs this 11.3 acre site that was approved for a total of seven (7), multiple-story buildings, housing one hundred sixty-eight (168) condominium and/or apartment units, along with two (2) commercial buildings fronting onto Manchester Road, with associated parking, to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe (January 25, 2015). (Ward Eight)

Director of Planning Vujnich read the request into the record.

Planner Weiss reviewed the background and history pertaining to the this item by noting the original rezoning request for this site accommodated a mixed-use project that included one hundred sixty-eight (168) residential units (garden-style condominiums), with underground parking, and two (2) commercial buildings located along Manchester Road. She also added the Site Development Plan (SDP) for this project was approved by the Planning and Zoning Commission on January 25, 2011, which was within its intended timeframe. Planner Weiss went on to note that, in April 2013, the owners requested an extension of time for the commencement of construction to begin on the site, which was to have occurred thirty (30) months following the approval of the Site Development Plan (SDP). Additionally, the petitioner requested an amendment to the site-specific ordinance to allow the unit type to be changed from condominiums to apartments, in order generate more interest in this location. Both requests were approved and the deadline for commencement of construction was extended to January 2015.

Planner Weiss went on to review the current request, which again seeks an extension of time for the commencement of construction to begin on the site. She then noted in considering this proposed extension of time, the Department is recommending an additional eighteen (18) months for construction to commence, given unforeseen circumstance or outside influences that have affected the viability of a project of this size and magnitude. She added, in this case, the outside influences have been the conditions of the housing and commercial markets. If this extension were to be approved, the new deadline to commence construction would be July 2016. She noted that, after a

motion and a second to discuss this recommendation, the Department is available to answer any questions the Commission may have regarding this matter.

A motion was made by Mayor Woerther, seconded by Commissioner Peasley, to approve the extension of time for the commencement of construction to occur.

Chair Bopp called the question.

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

Ayes: Commissioner Manton, Commissioner Lee, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Mayor Woerther, and Chair Bopp.

Nays: Commissioner Archeski

Absent: Council Member Sewell and Commissioner Renner

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7 to 1.

VII. Site Development Plans-Public Space Plans-Record Plats – No Items

VIII. Other

Director of Planning Vujnich noted the first meeting in January has been cancelled and the next Planning and Zoning Commission Meeting is scheduled for Tuesday, January 20, 2015.

Director Vujnich reminded the Commission the first Master Plan Advisory Committee meeting has been scheduled for Wednesday, January 7, 2015, at 7:00 p.m., here at City Hall, and the Commission Members are all seated upon it. He noted packets for this meeting would be sent to each Commission Member via mail.

IX. Closing Remarks and Adjournment

A motion was made by Commissioner Archeski, seconded by Mayor Woerther, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 10:00 p. m.

Approved by: The Planning and Zoning Commission at the January 20, 2015 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.