



## 2015/2016 MASTER PLAN ADVISORY COMMITTEE (MPAC)

TEN (10) YEAR UPDATE PROCESS

### RECORD OF PROCEEDINGS

TUESDAY, JANUARY 12, 2016 - 7:00 P.M. TO 9:00 P.M.

City Hall Community Room – 16860 Main Street

#### I. **Welcome to Group Members and Opening Remarks by Mayor Woerther and the Department of Planning**

The Committee's facilitator, Dr. Terry Jones, opened the meeting at 7:00 p.m. and welcomed all in attendance. He then requested a roll call of attendees, which was completed with the following results:

Master Plan Advisory Committee Members present: David Geile, Sam Visintine, Gary Bohn, Harry LeMay, Jane Wright, David Beattie, Larry Feuerstein, Dennis Welker, Ed Kohn, Fran Gragnani, Ron Peasley, Michael Lee, Alan Renner, Jon Bopp, Rick Archeski, Michele Bauer, Debra Smith McCutchen (Council Member Ward 5), Greg Stine (Council Member Ward 7), and Mayor Woerther.

Staff Members present: City Administrator Ryan Thomas, Director of Planning and Parks Joe Vujnich, Director of Public Works Rick Brown, and Assistant Director of Planning and Parks Kathy Arnett.

Mayor Woerther and Director Vujnich thanked everyone for their attendance at the meeting and their work over the past year.

#### II. **Review and Action on the Minutes from the November 30, 2015 Meeting**

Dr. Jones questioned if any Committee Members wished to propose changes to the minutes. Hearing no modifications, the minutes were approved.

#### III. **Public Comment**

- a. Request from Pulte Homes/Stock & Associates Conceptual Land Use Classification Change – 2121 Quaethem Drive, 2443 and 2485 Valley Road

Director of Planning Vujnich noted there was an item on the agenda, under public comment, from Pulte Homes of St. Louis, along with their engineer Stock & Associates, relative to a requested change to the Conceptual Land Use Classification Map for three (3) properties in the northeast quadrant of the City. He explained the developer was unable to attend the land use meetings held in October and November, but subsequently, had met with the Department regarding this request. Department staff encouraged them to attend a meeting of the Master Plan Advisory Committee and speak on the request.

George Stock, Stock & Associates, noted he was speaking on behalf of Pulte Homes of St. Louis, who also had a representative in attendance at the meeting. He distributed a packet of information on the proposal

for one hundred sixteen (116) homes on one hundred twenty-five (125) acres west of Valley Road. Pulte Homes of St. Louis is requesting a Master Plan change from Non-Urban Residential Area to the Suburban Residential Area and a rezoning of the properties to the R-1A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). The proposal includes a two (2) village development, with passive park area in the northern portion. The proposed homes would average 2,300 square feet and would be priced from the low \$400,000s.

Discussion was then held among the Committee Members regarding the following: the process on this request; the lack of expectation the Committee would take action this evening on this request; the previous proposal on this property in 2006 by a different developer; and the proposed connection of stub streets from the Brentmoor Place Subdivision.

Mary Beth Morff asked if properties that have changes to the Master Plan recommended by this Committee could be discussed at the Planning and Zoning Commission level during their review of the Master Plan amendments (the Director of Planning responded yes).

**IV. Discussion of Topics and Consideration of Information by the Committee**

**a. Presentation and Discussion of First Draft of the 2016 Master Plan**

Director of Planning Vujnich provided an overview of the draft plan, noting the Appendices still needed to be completed. Any modifications provided from Committee Members, which are spelling or grammatical in nature, will be made by Department staff. Any proposed changes that amend the content of the Master Plan would need to be reviewed by the full Committee. Each section of the plan was then discussed:

Plan Section	Explanation	Committee Member Comments
<b>Acknowledgments</b>	No legal standing, but a list of who helped and how the process functioned.	None
<b>Table of Contents</b>	Will be updated, once plan is completed and page numbers are set.	None
<b>Introduction</b>	A fair amount of updates were made to this section, compared to 2006 revision. The section discusses the new element, reviews the public participation process, and shows the relationship between the Master Plan and other City documents.	None
<b>Synopsis of Planning History</b>	Only additions to this section are items that have occurred within the last ten (10) years.	<ul style="list-style-type: none"> <li>• Page 12 – Item 8</li> <li>• Page 12 – Item 10</li> <li>• Page 13 – Item 15</li> </ul>
<b>Modifications to Synopsis of Planning History:</b>		
<ul style="list-style-type: none"> <li>• Page 12, Item 8 – Add text ‘area of the region that would become’ between ‘the’ and ‘City’ in the second line. A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved.</li> <li>• Page 12, Item 10 – Change ‘Pool Sales Tax’ to ‘Pooled Sales Tax.’ A voice vote was taken, with no</li> </ul>		

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	<p>opposition, and Dr. Jones declared the modification approved.</p> <ul style="list-style-type: none"> <li>Page 13, Item 15 – Change ‘have’ to ‘has’ and delete ‘desired.’ A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved.</li> <li>Page 13, Item 15 – Capitalize ‘Community Park.’ A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved.</li> </ul>	
<b>History of Planning</b>	Minimal changes were made to this section, since it is historical information.	None
<b>Population Description</b>	This section begins at the time of incorporation, covers the 2010 Census, and includes the changes in growth in the last few years. The tables will be completed in the next draft.	<ul style="list-style-type: none"> <li>Page 25 – 3<sup>rd</sup> paragraph</li> <li>Page 26 – last paragraph</li> <li>Page 27 – last sentence</li> </ul>
<p><b>Modifications to Population Description:</b></p> <ul style="list-style-type: none"> <li>Page 25, 3<sup>rd</sup> paragraph – Verify that ‘the Great Recession’ is the correct term for this time period.</li> <li>Page 26 – last paragraph – Modify rate to show ‘one (1) percent growth each year’ instead of two.</li> <li>Page 26 – last paragraph – Identify the years that ‘more recently’ refers to in the text.</li> <li>Page 27 – last sentence – Modify ‘this point’ to ‘that’ and ‘will’ to ‘would.’</li> </ul> <p>With no objections to these modifications, Dr. Jones declared these changes approved.</p>		
<b>Environmental Element</b>	Much of the introductory text has been retained from the first two (2) versions of the plan.	<ul style="list-style-type: none"> <li>Page 28 – last sentence in The Ecology of Wildwood Section</li> <li>Page 32 – last heading</li> <li>Page 33 – heading</li> <li>Page 33 – last paragraph</li> <li>Page 34 – Goal #5</li> <li>Page 37 – Policy #15</li> <li>Page 39 - Table</li> </ul>
<p><b>Modifications to Environmental Element:</b></p> <ul style="list-style-type: none"> <li>Page 28, last sentence in Ecology Section – Change ‘Wildwood property’ to ‘Wildwood environment.’ Motion by Committee Member Bohn, seconded by Mayor Woerther. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved.</li> <li>Page 28, last sentence in Ecology Section – remove the first part of the sentence from ‘Although’ through ‘years’. A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved.</li> <li>Page 32, last heading – Change years to 1995-2015.</li> <li>Page 33, heading – Remove double heading.</li> <li>Page 33, last paragraph – Change ‘this 2006’ to ‘the 2006;’ remove ‘be’ in third line from bottom; and break up into two (2) sentences. A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved.</li> <li>Page 34, Goal #5 – Thought previous discussion had changed ‘eliminated’ to ‘mitigated.’ Action was tabled for Department staff to review previous action on this Goal.</li> <li>Page 37, Policy #15 – Change beginning of Policy statement to read, ‘Where feasible, extend public potable water to all areas of the City currently without this service to reduce...’ Motion by Committee Member Feuerstein, seconded by Committee Member Gragnani. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved.</li> </ul>		

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<ul style="list-style-type: none"> <li>Page 39, table – Include an explanation of what the cross-reference table is achieving.</li> </ul> <p>All non-substantive changes, were approved by voice vote, and declared passed by Dr. Jones.</p>		
<b>Planning Element</b>	Timeframes were added to this section, as well as text referencing the caveat of public benefit, before modifications to the Master Plan can be considered.	<ul style="list-style-type: none"> <li>Page 41 – last sentence</li> <li>Page 42 – last paragraph before Goals</li> <li>Page 44 – Policy #5</li> </ul>
<b>Modifications to Planning Element:</b> <ul style="list-style-type: none"> <li>Page 41, last sentence – Identify which years the ‘last two (2) years’ refers to in the text.</li> <li>Page 42, last paragraph – Remove bold emphasis and reduce length of sentence. Motion by Committee Member Bohn, seconded by Council Member McCutchen, to remove the bold emphasis. A voice vote was taken and, hearing more ayes than nays, Dr. Jones declared the motion approved.</li> <li>Page 44, Policy #5 – Change ‘landmarks’ to ‘historic registry.’</li> </ul> <p>All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones.</p>		
<b>Community Service Element</b>	Updated section with changes over the last ten (10) years.	<ul style="list-style-type: none"> <li>Page 47 – first paragraph</li> <li>Page 47 – Major Initiatives Section</li> <li>Page 48 – Item 6 &amp; 14</li> <li>Page 49 – Item 15, 18, &amp; 19</li> <li>Page 50 – first paragraph</li> <li>Page 51 – last paragraph before Goals</li> </ul>
<b>Modifications to Community Service Element:</b> <ul style="list-style-type: none"> <li>Page 47, first paragraph – Remove apostrophe at the end of communities; change to ‘employ a small group of staff.’</li> <li>Page 47, Major Initiatives Section - Move ‘Major Initiatives’ Section to an Appendix and change years in heading to 1995-2015. Motion made by Committee Member Bohn, seconded by Committee Member Lee, to make this section an Appendix. A voice vote was taken, with seven (7) ayes and ten (10) nays, and Dr. Jones declared the motion failed.</li> <li>Page 48, Item 6 – Remove ‘while.’</li> <li>Page 48, Item 14 – Remove ‘meetings.’</li> <li>Page 49, Item 15 – Remove ‘including senior citizens.’</li> <li>Page 49, Item 18 – Capitalize ‘community park’; remove one of the ‘City’s’; and change to ‘children of all abilities.’</li> <li>Page 49, Item 19 – Remove ‘a’ before and separate ‘Bluff View.’</li> <li>Page 50, first paragraph – Change ‘pool’ to ‘pooled sales tax’ and change ‘City’s sales tax’ to ‘City’s share of the sales tax.’</li> <li>Page 51, last paragraph before Goals – Change second sentence to read, ‘...having to make difficult decisions...character of these services.’</li> </ul> <p>All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones.</p>		
<b>Transportation Element</b>	Only changes made to the introduction were in the final paragraph.	<ul style="list-style-type: none"> <li>Page 57 – heading</li> <li>Page 58 – paragraph before Goals</li> </ul>

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<p><b>Modifications to Transportation Element:</b></p> <ul style="list-style-type: none"> <li>Page 57, heading – Change dates to 1995-2015</li> <li>Page 58, paragraph before Goals – Change ‘its residents and visitors’ to ‘users other than vehicles;’ and change ‘interconnect’ to ‘interconnected.’</li> </ul> <p>All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones.</p>		
<p><b>Open Space and Recreation Element</b></p>	<p>The major change in this section is the discussion regarding the 2007 Parks Action Plan and its creation of four (4) specific goals.</p>	<ul style="list-style-type: none"> <li>Page 68 – Item 4</li> </ul>
<p><b>Modifications to Open Space and Recreation Element:</b></p> <ul style="list-style-type: none"> <li>Page 68, Item 4 before Goals – Modify the text that says, ‘no later than the November 2008 General Election’ so it is relative to 2016.</li> </ul> <p>All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones</p>		
<p><b>Economic Development Element</b></p>	<p>All new text.</p>	<ul style="list-style-type: none"> <li>Page 72 – paragraphs 1-3</li> <li>Page 73 – second paragraph</li> <li>Page 74 – paragraphs 1 and 2; and Goal #3</li> <li>Page 76 – Policy #6</li> </ul>
<p><b>Modifications to Economic Development Element:</b></p> <ul style="list-style-type: none"> <li>Page 72, first paragraph – Second sentence from end – Change to ‘All types of residential development have continued to occur throughout the community, from three (3) acre lots rural in nature, to the higher density projects in the Town Center Area.’</li> <li>Page 72, second and third paragraph – Identify what years ‘more recently’ refers to; add ‘by’ before ‘the development of more rooftops’; and insert goals and action items reference on this page.</li> <li>Page 73, second paragraph – Change ‘receptive’ to ‘respective.’</li> <li>Page 74, first paragraph – Change ‘needs to be respective’ to ‘must be respective.’ A motion was made by Committee Member Gragnani, seconded by Council Member Stine. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved and the text modified.</li> <li>Page 74, second paragraph – change ‘pool tax’ to ‘pooled sales tax.’</li> <li>Page 74, Goal #3 – Remove ‘the necessary’ so reads as follows, ‘Provide resources to promote the Town Center Area, as the City’s core commercial and business location. Motion made by Committee Member Welker, seconded by Mayor Woerther, to change the text. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved and the text of Goal #3 was modified.</li> <li>Page 74, Goal #3 – A motion was made by Committee Member Bauer, seconded by Council Member Stine, to remove Goal #3 and amend the wording of Goal #1 to read as follows, ‘Continue to designate and promote...’ A voice vote was taken on the motion and hearing more ayes (nine (9)) than nays (eight (8)), Dr. Jones declared the motion approved.</li> <li>Page 76, Policy #6 – Change ‘has identified’ to ‘identifies’; and remove reference to Houseal Lavigne, so it reads as follows, ‘Implement the City of Wildwood’s Economic Development Plan.’ Motion by Council Member Stine, seconded by Council Member McCutchen, to modify the wording of the policy. A voice vote was taken, and hearing no opposition, Dr. Jones declared the motion approved.</li> </ul> <p>All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones.</p>		
<p><b>Conclusions</b></p>	<p>Changes made applicable to this update.</p>	<ul style="list-style-type: none"> <li>Page 79-82 – Introductory sentences for each category.</li> </ul>

Plan Section	Explanation	Committee Member Comments
<p><b>Modifications to the Conclusions and Conceptual Land Use Classifications:</b></p> <ul style="list-style-type: none"> <li>A motion was made by Mayor Woerther, seconded by Committee Member Bauer, to amend the wording of the introductory sentences in each category, per Committee Member Bohn’s written suggestions. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved.</li> </ul>		

At this time the Committee’s meeting had reached its two (2) hour time limit and it was noted that discussion on the draft plan would resume on Page 78 at the next meeting.

**b. Discussion of Format and Assignments for Final Public Input Session on Wednesday, January 20, 2016**

Director Vujnich asked the Committee Members to identify if they were going to attend the public input session. All Committee Members in attendance indicated their intention of attending the session. Director Vujnich then noted that assignments would be provided the night of the public input session for group moderators and scribes to manage the small group sessions.

**c. Comments and Questions from Committee Members**

None

**V. Next Meeting Date of the Committee – January 20, 2016 – (Wednesday at 7:00 p.m.) at the St. Louis Community College – Wildwood Campus**

**VI. Closing Remarks and Adjournment**

There being nothing else for discussion, Dr. Jones adjourned the meeting at 9:30 p.m.