

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
JUNE 1, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, June 1, 2015, 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 Lee
Commissioner Renner
Commissioner Archeski
Commissioner Peasley
Commissioner Gragnani
Commissioner Bauer
Commissioner Liddy
Council Member Manton
Mayor Woerther

Other City Officials present: Director of Planning Vujnich, Director of Public Works Brown, City Attorney Golterman, and Senior Planner Arnett.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the May 18, 2015 Meeting

A motion made by Commissioner Peasley, seconded by Council Member Manton, to approve the minutes from the May 18, 2015 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

The Department did not have any opening remarks.

V. Public Hearings – No Items for Consideration

VI. Old Business – Two (2) Items for Consideration

Letters of Recommendation – Two (2) Items for Consideration

- (a.) **P.Z. 6-15 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to consider the addition of a new section (Section 415.600) to the City of Wildwood Zoning Ordinance that would include regulations for the purposes of addressing temporary uses, such as produce stands, temporary venues, and street vendor activities, in all appropriate zoning district designations, including the “R”, “C”, and “M” District categories. **(Wards – All)**

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich reviewed the background associated with this request. He noted the Planning and Zoning Commission voted unanimously to take no action on this request. This vote for no action was based primarily on providing time for the City’s economic development consultant that it recently hired to review and offer their opinion on this request. He then noted a Letter of Recommendation for no action would be forwarded to City Council.

A motion was made by Mayor Woerther, seconded by Commissioner Liddy, to approve the Letter of Recommendation, with a change to the voting results on the Information Report to remove the Mayor from the Aye votes, since he was absent, and add Commissioner Liddy as an Aye vote.

Chair Bopp called the question.

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

Ayes: Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, Commissioner Renner, Council Member Manton, 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.

- (b.) **P.Z. 25, 26, and 26a – 14 (Reconsideration) 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 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. *These matters were referred back to the Planning and Zoning Commission by the City Council, at the petitioner’s request.* **(Ward Eight)**

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich first called attention to three (3) items provided in conjunction with this

request: 1. the Letter of Recommendation dated April 20, 2015, which was the Planning and Zoning Commission's action to deny the change to the Regulating Plan of the Master Plan and the associated rezoning; 2. the Department's letter dated June 1, 2015, which includes summary items from the Letter of Recommendation and also has a discussion about the revised plan submitted by the petitioner; and 3. an updated Preliminary Development Plan that Department staff received this afternoon.

This Letter of Recommendation, which was for denial, was completed six (6) weeks ago and was then sent to the City Council. No action was taken by the City Council, at the request of the petitioner. The petitioner then met with City Staff to discuss changes, before returning to the City Council to request the project be unpostponed and sent back to the Commission. City Council took action, as requested by the petitioner. The site was then posted and notifications were mailed regarding tonight's meeting.

Director Vujnich then noted a letter had been prepared to summarize the chronology of the petition, which included the following: the plan has been under review since December 2014; many revisions have been made, since its inception, including modifying the number of lots, the type of units, the location of infrastructure, and many other changes; the Planning and Zoning Commission believed too many components didn't match the Town Center Plan, so the Letter of Recommendation was for denial; the petitioner then revised the plans again. This revision's major changes included: two (2) stub streets to the north now connect into the Cambury Subdivision, with both vehicular and pedestrian connections. This modification required the addition of a wall and a reduction of lots; Main Street remains in its northern alignment, but the petitioner has provided grading plans showing the results on the site, as well as the significant impact its realignment to the south would have to the property to the west, if the south alignment was used. The Department had noted that Main Street alignment was flexible. The Director also noted these two (2) changes were two (2) major stumbling blocks to Commission's approval; and the stub streets were also extended to the south, including a new stub street to undeveloped property to the southeast. Finally, Director Vujnich noted the Department believes that, with these main issues addressed, other items did not appear to have the same level of importance to the Commission.

A few other changes were noted, including: the separation between the front of the dwelling and the garage doors on the single family dwellings, with front facing garages. This separation has been increased from twenty-four (24) inches to between five (5) and six and a half (6 ½) feet. It was noted that, in the Wildwood Trail Subdivision, the minimum approved by the Commission was seven and a half (7 ½) feet, but this petitioner has agreed to a number of other conditions, including the addition of fiber cement siding, 30 year architectural shingles, brick and stone accents, an 18-inch elevated porch, and the addition of twenty-eight (28) neo-traditional lots. Stacked detention is shown in seven (7) facilities on the revised plan, and the addition of permeable pavement and a break in the cul-de-sac to address the flow of stormwater. City has had success in dealing with MSD to improve appearance of detention basins and the Department hopes the same could happen here, but haven't talked with its representatives yet. The Director noted, if the Department is authorized to write a set of conditions for this development, contact with MSD on this issue will be attempted.

In conclusion, he noted the stub street issue has been addressed, as well as other Department priorities. If the Department is allowed to draft conditions, those will be brought back to the Commission.

Tom Cummings, Payne Family Homes, 10407 Baur, Suite B, St. Louis, MO 63132. He is the petitioner speaking on behalf of the project. He noted the work the petitioner has completed in the last few months in the spirit of cooperation, including the connection of Main Street, which is important to the neighborhood and the community. He also noted the three (3) items added on the latest plans: 1. The addition of pavers in the

southeast corner of the site; 2. the inclusion of a tot lot amenity, which includes a playground and an overlook; and 3. the addition of a roundabout at Eatherton Road and Main Street. Finally, he noted that stormwater has been an important part of the discussion and the petitioner is willing to meet with the City and MSD on this issue.

Jules Kemmling, 2537 Grover Ridge Drive, Wildwood, MO 63040. Mr. Kemmling questioned if Grover Ridge Drive would be connected to this development and then expressed his concern with additional traffic, especially construction traffic, since the street is narrow and young children live there. He also expressed concerns the street will be used as a cut-through to avoid the light at Highway 109 and noted that he wants the street changed to a dead end.

Larry Hays, 16911 Niere Acres, Wildwood, MO 63040. Mr. Hays expressed his concerns about the concentration of impervious surfaces, especially on the southeast corner of the site and their effect on Niere Acres Drive. The pond on his property is at capacity now, since it acts as a detention basin for a larger area. He noted that, if Niere Acres Drive takes on more water, he will be negatively impacted. He also has concerns with safety, because he believes Eatherton Road would be used as a cutoff and he has concerns with how narrow the road is and the lack of improvements. He also has a longstanding interest for this area to be developed into a walkable residential neighborhood, and he believes front porches would be an integral part of that plan. Other developers have been able to provide the neo-traditional elements and so should the current petitioner.

Andrew Lindberg, 2467 Eatherton Road, stated that his three (3) acre property borders this development to the south. He noted he is happy with the removal of the pond on the subject site because he has a wet basement and, if the pond is full, it drains to his property and the house gets wet. He believes the shift of grade on petitioner's property will be an improvement and direct water to the west. He stated he believes the City's process takes too long.

Tom Cummings responded to the safety concerns and assured the Commission that traffic studies will be completed, so intersections will be designed accordingly, and construction traffic will not go through neighborhoods.

Mike Boerding, Sterling Engineering, noted the flow of stormwater will not be toward Niere Acres Drive due to the isolated nature of the watershed and the subdivision design is using grading and piping to divert the water from that area. He stated the runoff should be an improvement, since the grading of the property will create a smaller footprint of area directing water to Niere Acres Drive than currently flows there. He also noted the petitioner has done this type of stormwater management in Wildwood before, most recently in Vintage Grove, and it does a good job of reducing water. He also noted they will work with City staff to improve the basin design.

Discussion was then held by the Commissioners regarding the following: the direction of stormwater flow from Street F; the impervious surface added will handle that drainage; the distance from roundabout to roundabout and the change in grade; the 6% grade change from Eatherton Road to State Route 109; the extension of stub streets, which provides more options for traffic connections, creating less traffic on most roads because it is dispersed; the safety issues on Eatherton Road; the width of the streets and alleys; the grade of Larksong Drive; the possibility of a recoverable slope or guardrail at Main Street and Larksong Drive; the maintenance of pervious pavement; the amount of space needed for a roundabout; the improvements to existing roads that will be required of the petitioner; the allowance of nine (9) lots under the current zoning; the consistency of the proposed density with the Town Center Plan and other developments in the area; the

discussion of improvements to Main Street to assist with traffic throughout the Town Center; and the sidewalk network plan and trail additions that would be part of this development.

Several Commissioners then expressed their concerns with the general lack of adherence to the Town Center Plan, most notably the lack of rear entry garages on most units, or the depth of setback on the front entry garages.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to have the Department create conditions for this development.

Chair Bopp called the question.

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

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gagnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, Council Member Manton, 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 – Two (2) Correspondence Items for Consideration

- (a) A request for the on-going operation of an existing boarding facility that provides horsemanship experiences to persons with mental, physical, or psychological disabilities, which was authorized by **P.Z. 5-10 Equine-Assisted Therapy, Inc., c/o Steven H. Akre, 13321 N. Outer Forty Road, Suite 100, Town and Country, Missouri 63017**; Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District; west side of Highway 109, north of Old State Road (Street Address: 3369 Highway 109/Locator Number: 26V520112); this requested renewal is under a two (2) year timeframe, which was set forth in the existing conditions of this site-specific permit. Additionally, a request to increase the length of the renewal period will also be considered at this same time, i.e. five (5) to ten (10) years. **(Ward Six)**

Director Vujnich read the request into the record.

Senior Planner Arnett reviewed the history and background associated with this site, noting the original approval date in 2010 of the Conditional Use Permit. She also noted that, at the time of its reapproval in 2013, discussion was held regarding lengthening the timeframe for renewal of the petition to beyond the current two (2) years. The Department's current recommendation was for renewal of the CUP and a modification to the permit to allow the CUP to be renewed every five (5) years, instead of every two (2) years. This recommendation was based upon the success of the facility in its first five (5) years of operation; the continued compliance by the owner/operator with the permit's conditions; the positive resolution to the Commission's concerns that were outlined, as part of the 2013 renewal, showing the owner's regard for the City's requirements; and the lack of negative impact on the surrounding properties.

Steve Akre, Town and Country, Attorney and Board Member – spoke on behalf of the Equine Assisted Therapy facility noting they have 247 volunteers and 150 participants in the program. Of these participants,

over thirty percent (30%) are from the Wildwood area and over fifty percent (50%) of the volunteers are from here as well. He also thanked the City for its support.

Craig Palmer, 16328 Cherry Orchard Drive, Wildwood – He is a member of the Board of Directors and a parent of a child who participates in the program. He gave a Power Point presentation noting the purpose of the organization is to provide horsemanship experiences to persons with mental, physical, and psychological disabilities. He then provided a history of the organization and told the Commission a personal story regarding the success of the program with his son.

A motion was made by Commissioner Archeski, seconded by Mayor Woerther, to approve the recommendation, which would renew the CUP and modify the timeframe for renewal to five (5) years, thereby extending it until 2020.

Commissioner Liddy requested information on similar programs. Mr. Palmer noted there are other programs, but none close to this facility in Wildwood.

Chair Bopp called the question.

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

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, Council Member Manton, 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.

- (b.) A response to a request regarding **P.Z. 3-15 Cambury Subdivision, McBride and Son Companies, L.L.C., c/o Jeremy Roth, P.E., 16091 Swingley Ridge Road, Suite 300, Chesterfield, Missouri, 63017** to amend the current site-specific ordinance to allow four (4) foot wide sidewalk widths, with a two (2) foot tree lawn area, in lieu of the required five (5) foot sidewalk distance; R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); Kilaré Lane and Cambury Lane, east to State Route 109; (Addresses: 2416, 2420, 2502, 2506 Larksong Drive, 17041, 17053, 17054, 17033, 17029, 17025, 17017, 17013, 17009, 17032, 17028, 17024, 17020, 17008, 17004, 17000 Cambury Lane, 2402, 2406, 2410, 2418, 2400 North Kilaré Lane, 2500, 2504, 2512, 2516, 2520, 2508 South Kilaré Lane, 2413, 2417, 2421, and 2425 Eatherton Road / Locator Numbers: 23V121271, 23V120995, 23V121013, 23V121282, 23V210892, 23V210526, 23V210517, 23V211064, 23V210920, 23V211075, 23V211086, 23V210975, 23V211097, 23V211152, 23V210700, 23V210690, 23V211141, 23V210654, 23V210636, 23V211121, 23V211031, 23V210847, 23V211042, 23V211053, 23V211002, 23V210737, 23V211163, 23V211174, 23V210782, 23V211185, 23V210810, 23V211112, 23V210580, 23V210571, and 23V211103). **(Ward Eight)**

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich noted the amendment process concluded recently relative to the ordinance governing this property to allow for forty-two (42) single family detached units. Following the ordinance amendment, the Site Development Plan process was undertaken. As the Site Development Plan process was being completed, the design was revised at the driveway approaches to meet ADA requirements. With the change in the design, it was also decided the sidewalk width must be reduced to four (4) feet, with a two (2)

foot tree lawn, to lessen the amount of paving. With these changes in design, there is now a conflict between the Site Development Plan and the governing ordinance because the front setback was premised on sidewalk location. He then noted the Department's recommendation was to amend the PRD ordinance relative to the setback distances to address the revised sidewalk location and bring the governing ordinance into compliance with the approved Site Development Plan.

A motion was made by Commissioner Bauer, seconded by Commissioner Lee, to approve the Department's recommendation.

Council Member Manton questioned if there would be an issue with the staging of construction traffic, now with some of the existing on-street parking being removed. Director Vujnich noted the Department hasn't lost sight of this issue, which will be addressed as part of the Record Plat process and considered by City Council.

Chair Bopp called the question.

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

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gagnani, Commissioner Bauer, Commissioner Peasley, Commissioner Liddy, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: None

Abstain: Council Member Manton

Whereupon, Chair Bopp declared the motion approved by a vote of 9 to 0, with 1 abstention.

VIII. Site Development Plans-Public Space Plans-Record Plats – No Items for Consideration

IX. Other – One (1) Item for Consideration

- (a.) Selection of Nominating Committee for Officers of the Commission for Year 2015/2016 (Wards – All)

Director of Planning Vujnich reminded the Commission members that it is the time of year again when they need select officers. As part of the Commission's adopted By-laws, Chair Bopp will select a nominating committee and announce its members at the next meeting.

X. Closing Remarks and Adjournment

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:10 p.m.

Approved by: **The Planning and Zoning Commission at their June 15, 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.