

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

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

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

Chair Bopp
Commissioner Archeski
Commissioner Gagnani
Commissioner Manton
Commissioner Renner
Commissioner Bauer
Mayor Woerther

ABSENT – (3)

Commissioner Lee
Commissioner Peasley
Council Member Sewell

Other City Officials present: Director of Planning Vujnich, Assistant City Attorney Mullen, and Planner Weiss.

II. Review Tonight's Agenda / Questions or Comments

III. Approval of Minutes from the Meeting of September 2, 2014

A motion was made by Commissioner Bauer, seconded by Commissioner Archeski, to approve the minutes from the September 2, 2014 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

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

- a.) **P.Z. 24-14 Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005** – A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance; Addresses: 107 and 109 Centaur Road/Locator Numbers: 19X410082 and 19Y620026; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District. Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units. **(Ward One)**

Director of Planning Vujnich read the request into the record.

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

Michael Phelan, 18833 Cliffview Lane, provided an overview of the subject property and the preservation and restoration efforts he has undertaken on it over the last few years. Mr. Phelan noted he did not have a specific use determined for the buildings, but would like a place to display his antiques collection. He then indicated he may request some type of small retail shop on the subject properties.

Discussion was held among Commission Members regarding the following items: why Mr. Phelan chose to preserve the existing buildings; if the 'Centaur Station' Building was the actual train station in the area or a general store; clarification regarding the range of potential uses for the properties under the LPA (Landmark and Preservation Area) and if the Commission can be specific in this regard; and if the property could potentially be utilized as a place to provide historical education programs.

John Moore, 714 Old Slave Road, stated his support and appreciation regarding Mr. Phelan's historic restoration and preservation efforts and noted the Centaur Area has been improved by him. He added that he looks forward to further improvements in the area.

Director of Planning Vujnich noted, prior to posting this request for public hearing at the Planning and Zoning Commission, it was reviewed by the Historic Preservation Commission. He added the Historic Preservation Commission studied the historical significance of the Centaur Area and compiled information pertaining to its research, which was included in the packets prepared for tonight's meeting. Director Vujnich went on to note that the potential uses for a property considered for the Landmarks and Preservation Area (LPA) include the following: offices; limited service and retail, such as a restaurant; and a dwelling space. Director Vujnich also noted the property could potentially be utilized for educational purposes, with a Conditional Use Permit (CUP) in the FPNU Floodplain Non-Urban Residence District.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, 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 - Two (2) Items for Consideration

Letter of Recommendation – One (1) Item for Consideration

- a.) **P.Z. 18-14 City of Wildwood's Historic Preservation Commission c/o Department of Planning and Parks, 16860 Main Street, Wildwood, Missouri 63040** – A request for the review and recommendation of the Planning and Zoning Commission on proposed amendments to **Chapter 440 Historic Preservation and Restoration Code** of the City of Wildwood's Code of Municipal Ordinances, which represent the Historic Preservation Commission's consideration and action upon them, which had not been considered, nor updated, since their initial adoption in 1999. The changes are intended to reflect current trends in historic preservation efforts and programs, promote greater interest and participation in historic activities of the City, and increase resident awareness of Wildwood's rich history, while still retaining the voluntary nature of it relative to any property owner's participation in its registry process. **(Ward – 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. He added the Commission voted unanimously at its last meeting to accept the proposed changes to Chapter 440 Historic Preservation and Restoration Code, as recommended by the Historic Preservation Commission. 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. He also noted that members of the Historic Preservation Commission were in attendance to answer questions as well.

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

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Lee, Commissioner Peasley, and Council Member Sewell

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7 to 0.

Information Report – One (1) Item for Consideration

- a.) **P.Z. 19-14 - The Manors at the Meadows of Cherry Hills, McBride Town Center, L.L.C., c/o Jeannie Aumiller, 16091 Swingley Ridge Road, Suite 300, Chesterfield, Missouri, 63017** - 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 General District"), with a Planned Residential Development Overlay District (PRD), for two (2) properties that total 11.60 acres of area, which are located on the south side of Manchester Road, at Cherry Hills Meadows Drive (Locator Numbers 24V640065 and 24V640076/Street Addresses: 16612 Manchester Road and 102 Cherry Hills Meadows Drive). **Proposed Use: A total of forty-five (45), detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. (Ward Eight)**

Planner Weiss read the request into the record.

Director of Planning Vujnich reviewed the background relating to the request and gave an overview of the history pertaining to it. He went on to note that, over the last several months, the petitioner has modified the Preliminary Development Plan on a number of occasions to address the input from the neighboring subdivision - The Meadows at Cherry Hills. He added the number of lots has been modified from the original fifty seven (57) to the current proposal of thirty-eight (38) lots. Director Vujnich went on to describe the plan provides twenty-three (23) traditional and fifteen (15) New Urbanism homesites. He added, while the majority of the proposed subdivision does not follow the New Urbanism principles of the Town Center Area, but it does provide a transition from the existing subdivision to this new proposal. Director Vujnich went on to describe some of the specific design elements incorporated into the proposed plan and noted the Department is also recommending the following items: the elimination of Lot 7A and replacing it with usable Public Space; the use of carriage-type garage doors; a prohibition on the use of vinyl siding; the use of a thirty (30) year architectural type shingle; and that all roof penetrations, i.e.vents, stacks, etc., be painted to match the color of the shingles.

Director of Planning Vujnich concluded by noting that, although the design is not consistent with the standards and guidelines of the Town Center Plan, since over half of the proposed units are not New Urbanism types, it does provide a transition between it and the Meadows at Cherry Hills Subdivision, which has been a major discussion point relating to this proposal, since its filing. However, he added, the Department is recommending approval of the proposed subdivision, contingent upon the acceptance by

the petitioner of the design elements and conditions in Attachment B of the report. He noted the Department is available to answer any questions, after a motion and second is made.

A motion was made by Mayor Woerther, seconded by Commissioner Bauer, to approve the recommendation.

Discussion was held among Commission Members regarding the following items: if Lot 7A could be shifted to the north side of the proposed service alley; if the stacked detention basin could be relocated; and appreciation for the efforts McBride and Son Homes has made with the residents of the Meadows at Cherry Hills Subdivision to propose a plan that is a compromise.

Jeanne Aumiller, petitioner, McBride and Son Homes, 16091 Swingley Ridge Road, Suite 300, Chesterfield, Missouri, stated her client would like to discuss a number of the design elements recommended and return with revisions and the Commission's next meeting. Among these revisions she noted the following: the reduction in the number of lots; the use of two (2) garage doors; the front porch requirements; the interior ceiling height of nine (9) feet; the prohibition on vinyl siding; and the need to disturb areas for the installation of utilities. Ms. Aumiller also requested clarification on some items relating to display homes, roadways, and sidewalk provisions.

Director Vujnich offered the following for consideration and clarifications: the Commission could consider up to a maximum of thirty-eight (38) lots; the Department would research the front porch depths required in Windsor Crest Subdivision; the use of some type of design separation for the garage doors, not necessarily two (2) individual doors; and that some of the requested items could be reworded or amended and considered by the Commission at its next meeting, before its action on the Letter of Recommendation. However, he noted the Department recommends the use of asphalt roadways, with vertical concrete curbs.

Joe Garitano, 16312 Cherry Orchard Drive, President of the Meadows at Cherry Hills Homeowners Association, stated his concern with the Meadows of Cherry Hills existing subdivision sign's visibility being impacted by the proposed development.

Jeanne Aumiller, petitioner, McBride and Son Homes, 16091 Swingley Ridge Road, Suite 300, Chesterfield, Missouri, stated they will work with the Meadows of Cherry Hills on shared signage, if acceptable, but have not discussed joining the two (2) subdivisions into one (1) homeowners Association. She added that, if amendments can still be made to the recommendation before final action, they are not requesting a postponement at this time.

Mayor Woerther amended the original motion to include wording that would permit a maximum of thirty (38) lots for the proposed development. The amended motion was seconded by Commissioner Bauer.

Chair Bopp called the question on the motion, as amended.

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

Ayes: Commissioner Manton, Commissioner Renner, Commissioner Archeski, Commissioner Gagnani, Commissioner Bauer, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee, Commissioner Peasley, and Council Member Sewell

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7 to 0.

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

Correspondence Items – Two (2) Items for Consideration

- a.) A response to communication from Joy A. Wilcox, 17345 Manchester Road, Wildwood, Missouri, 63038, which is dated August 26, 2014, regarding **P.Z. 1-01 Sean Clancy**; C-8 Planned Commercial District Ordinance # 1859 (“Town Center Pond Historic District” Land Use Designation); north side of Manchester Road, west of Pond Road (Locator Number: 23W220207/Street Address: 17351 Manchester Road); seeking the authorization to allow the use of the property for office/warehousing activities and the elimination of the current restriction on the overnight, outdoor parking of work-related vehicles for more than twenty-four (24) consecutive hours. **(Ward One)**

Planner Weiss read the request into the record.

Director of Planning Vujnich gave an overview of the request, the zoning history, and background pertaining to the subject property. He noted the petitioner is requesting an amendment to the site-specific ordinance to expand the permitted uses authorized at the site to include the use of the property for office/warehousing activities and the elimination of the current restriction on the overnight, outdoor parking of work-related vehicles for more than twenty-four (24) hours. He noted, in the Department’s review of this request, it determined the facility could be utilized for office/warehousing activities, as an allowable use, given the Pond Historic District of the Town Center Area encourages the re-use of historic buildings. He added the following conditions are recommended relating to such warehousing activities: the materials must be contained within the building; the materials shall not include the storage of hazardous, toxic, or other types that require a special permit of the State, County, or federal agencies; and the warehousing activity must be reviewed and acted upon by the Fire Marshal with the Metro West Fire Protection District. However, he stated, the Department does not support the outdoor storage of vehicles, beyond a twenty-four (24) hour period of time due to such being an industrial activity in the City and not suitable for its Town Center Area or the City’s Pond Historic District. He added the property to the south of the site also is allowed warehousing activities, but is prohibited from the outdoor storage of materials. Director Vujnich concluded that, after a motion and a second, the Department was available for any questions the Commission may have on this recommendation and that the petitioner was in attendance as well.

Discussion was held among Commission Members regarding the following items: if the petitioner could park construction-type equipment within the building; clarification relating to the twenty-four hour parking of vehicles, and how it is enforced; if the warehousing activity should be prohibited from blocking the front bay windows on the south side of the commercial building; and questions pertaining to car repair and sales activities of surrounding properties.

Larry McGowen, 18538 Wildhorse Creek Road, Council Member Ward One, noted he participated in a meeting with the Department of Planning and the petitioner, Ms. Wilcox. He added it is cumbersome for Ms. Wilcox to petition the City each time she has an interested tenant, if the potential use is not allowed in the site-specific ordinance. He also added that, based on fostering economic development and preserving historic assets, it is his belief Ms. Wilcox’s request should be approved. Mr. McGowen went on to describe the uses and impacts of the surrounding properties on Ms. Wilcox’s and the City could lose her as a resident and business owner, and potentially the historic building, if it does not support her request.

Director of Planning Vujnich explained the site-specific ordinance provides a level of certainty for the surrounding property owners and Ms. Wilcox. He also noted the ordinance included the preservation of the

historic building at one time, yet this requirement was eliminated by the Commission and the City Council, at Ms. Wilcox's request. He went on to describe some of the past issues the City has had with the long-term outdoor storage of vehicles on the subject property and surrounding lots.

Bill Kennedy, 48 Rockwood Forest Ridge, Chair of the Historic Preservation Commission, inquired to why this request was not considered by the Historic Preservation Commission due to the historic nature of the building.

Discussion was held among Commission Members regarding the following items: if the petitioner was willing to reconsider the preservation aspect of the building and potentially work with the City and the Historic Preservation Commission, possibly incentives could be provided relating to use; and what type of parking restrictions are imposed on Living Word Church.

Joy Wilcox, 17345 Manchester Road, petitioner and property owner, provided an overview of her property and the surrounding parcels of ground and clarified her request. Ms. Wilcox went on to provide a history of her property, the improvements she has made, and noted it was her belief she should be able to accommodate a tenant that would like to utilize overnight parking.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to approve the recommendation, with the requirement that the screening of the visible windows on the southern elevation be provided.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Lee, Commissioner Peasley, and Council Member Sewell

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7 to 0.

- b.) A report, with recommendation, regarding **P.Z. 5-11 Johnson Horse Solutions, L.L.C., c/o Christina A. Johnson**; Conditional Use Permit (CUP) in the NU Non-Urban Residence District; west side of Allenton Road, north of Tamara Trail Drive; which will address the need for an extension of time for the submittal of the required Site Development Plan (SDP) to the Planning and Zoning Commission for its review, which is required by the current Conditional Use Permit (CUP). The Planning and Zoning Commission granted a previous, and allowable, extension on July 15, 2013, with a subsequent extension granted on April 7, 2014, to this submittal requirement. With a third extension of time now needed, another amendment of the governing permit is required. **(Ward Six)**

Director Vujnich read the request into the record.

Planner Weiss provided an overview of the subject property and reviewed the current request for an extension of time to submit the required Site Development Plan for this project. She noted the subject site is 5.6 acres in size and the Conditional Use Permit (CUP) allows its use for a horse training and riding facility that would be open to the general public. Planner Weiss added a Site Development Plan (SDP) was to have been completed and approved by the Commission by April 2, 2013 for this project. She also then noted that a plan was submitted by the petitioner in March 2013 and comments from the City's Departments of Planning and Public Works were provided relative to its compliance to the permit. However, she added, a

plan was not resubmitted addressing these comments thereafter.

Planner Weiss went on to note that, in July 2013 and April 2014, the Commission granted extensions of time for the submittal of the Site Development Plan (SDP) due to the unforeseen circumstances and outside influences that affected the petitioner and her project. The Commission granted an extension that allowed up until October 2, 2014 for its final action. However, Planner Weiss then noted, with this deadline quickly approaching and the project not in a position to begin, nor the Site Development Plan (SDP) approved, the petitioner needs another extension of time for the anticipated final action on the Site Development Plan (SDP). Planner Weiss then stated the petitioner submitted a revised Site Development Plan to the Departments of Planning and Public Works on August 4, 2014, which was reviewed and the Departments had a minimal number of comments on it, but these items still need to be addressed before the plan and related items are ready to be presented to the Commission.

Planner Weiss went on to state that, in considering this proposed extension of time, the Department of Planning is supportive of allowing a short extension to the permit. She added, since the permit became effective in 2011, the City's regulations and the area surrounding the subject site have not changed. Accordingly, she stated the Department of Planning is recommending the Planning and Zoning Commission grant an extension of time for the submittal of the Site Development Plan (SDP) to this petitioner, which would change the current deadline to December 31, 2014 for a final action. After a motion and a second, Planner Weiss noted the Department is available to answer any questions the Commission may have on this recommendation.

A motion was made by Mayor Woerther, seconded by Commissioner Gagnani, to approve the recommendation.

Chris Johnson, 3535 Allenton Road, thanked the Commission for its consideration and noted she believes this request should be the last for an extension of time and is ready to begin operating this facility, after the proper approvals are received.

Chair Bopp called the question.

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

Ayes: Commissioner Manton, Commissioner Renner, Commissioner Archeski, Commissioner Gagnani, Commissioner Bauer, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee, Commissioner Peasley, and Council Member Sewell

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7 to 0.

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

VIII. Other

IX. Closing Remarks and Adjournment

A motion made by Commissioner Archeski, seconded by Commissioner Renner, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:50 p.m.

Approved by: The Planning and Zoning Commission at their October 6, 2014 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.