

**City of Wright City  
Planning & Zoning Commission Minutes  
Monday, August 19, 2013**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, August 19, 2013, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

The following were present: Committee Members Mayor Dave Heiliger, Angie Reynolds, Alderman Jim Schuchmann, Forrest Bruce, and John O'Connor. City Staff present was City Clerk Christine Martin and Building Official Harry Harper. Tony Gironde and Sal Gertken were absent.

Signed in Attendance: James Toothman and J. Paul Hunt

**Call Meeting to Order**

Chairman John O'Connor called the meeting to order at 6:30 pm

**Approval of Planning & Zoning Commission Minutes**

**Minutes from Meeting of July 15, 2013** – Angie Reynolds made a motion to approve the minutes of July 15, 2013. Forrest Bruce seconded it and the motion unanimously carried.

**Public Comments/Concerns** – There were no Public Comments or Concerns

**Public Hearing**

**Application from J. Paul Hunt and Kenneth Hunt to Zone a 2.8 acre parcel of land located at the North Service Road and North Stracks Church Road to “M-1” Light Industrial.** Chairman John O'Connor opened the public hearing. There were no comments or concerns from anyone. Chairman John O'Connor closed the public hearing.

**Old Business/Recommendations to the Board of Aldermen**

**Comprehensive Plan Review** - Chairman John O'Connor discussed the August 12<sup>th</sup> Special Meeting where he, Jim Schuchmann and Angie Reynolds met to discuss the Comprehensive Plan Review. He said they suggested some thoroughfares for the Comprehensive Plan for 2014. He stated there needs to be two corrections in his notes on the Comprehensive Plan Review. They are #1 Klausmeier Road and #5 Schaper Curve, not Schaper Road. There were no questions. Alderman Schuchmann said it should be kept on file for now, but will eventually be sent to BRPC. City Clerk Christine Martin said she will keep a file on the review and progress of the Comprehensive Plan. Paul Hunt asked how far east it would go and Chairman O'Connor and Mayor Heiliger

that it will only just go to Stringtown Road for now. The Commission asked that the review be kept on the Planning & Zoning Agenda and the Workshop Agenda .

### **New Business/Recommendations to the Board of Aldermen**

**Application from J. Paul Hunt and Kenneth Hunt to Zone a 2.8 acre parcel of land located at the North Service Road and North Stracks Church Road to “M-1” Light Industrial.** Alderman Schuchmann mentioned that “sexually oriented businesses” are allowed in the “M-1” Light Industrial District. He stated he would like to see it zoned as Commercial. Paul Hunt said he previously had a prospect for the property which is a distribution center for Mack Trucks and now has an option to erect a billboard sign by Porlier Signs. Mr. Hunt said is willing to wait until the next meeting for a decision. Alderman Schuchmann said signs are allowed in C-4 with a Conditional Use Permit. Alderman Schuchmann made a motion to postpone recommendations on the application until the next meeting. Angie Reynolds seconded it and the motion unanimously carried.

**Off-Street Parking Review –** Chairman O’Connor began discussion on the Off-Street parking. City Clerk Christine Martin pointed out the highlighted areas that Karen Girondo had reviewed. She said Karen Girondo mentioned that it mentions a landscape plan and a site plan. When the ordinance was retyped the ordinance numbers were removed because they were for Wentzville. It was stated it is up to Planning & Zoning if they want to require landscaping and any type of lighting, as also mentioned from Karen Girondo’s review. City Clerk Christine Martin said it needs to be thoroughly reviewed to make sure it will not be in conflict with the current municipal codes. Angie Reynolds asked if it will include the downtown parking and it was stated it will be up to the Planning and Zoning Commission. The Commission discussed reviewing it by section, similar to the Comprehensive Plan by keeping it on both the P&Z and Workshop Agendas.

### **Reports**

**Building Official –** Harry Harper was present and submitted his report. He also discussed getting a lot of calls for 100 year FEMA Flood Plain Certifications. He said the City can charge a fee for the signed letter. He said we may want to do an ordinance for charging them. He said he spends about 20 to 30 minutes for the review/signature. Harry said he had a sample ordinance. City Clerk Christine Martin said she will check with the other cities of Clarksville and Foley on their process and talk to Paul and Karen about charging fees.

Harry also questioned where fences should be at the back of a house or at the front building line. Alderman Schuchmann said to advise the resident’s fences can’t come off the front of the house due to safety issues with the gas meter being on one side of the house and the electric meter being on the other side and if it is fence with a dog in the yard, the meters are not accessible.

### **Commissioner Comments – None**

**Adjournment** – Angie Reynolds made a motion to adjourn the meeting at 7:20 pm. Forrest Bruce seconded it and the motion unanimously carried.

Approved \_\_\_\_\_

Attested \_\_\_\_\_