

**City of Wright City
Planning & Zoning Commission Minutes
Monday, September 16, 2013**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, September 16, 2013, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

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

Signed in Attendance: James Toothman and J. Paul Hunt

Call Meeting to Order

Vice Chairman Tony Girono called the meeting to order at 6:30 pm

Approval of Planning & Zoning Commission Minutes

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

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

Public Hearing

Amend Chapter 430 Commercial Districts, Section 430.140 Commercial Permitted Uses, Conditional Uses, and Temporary Uses, by adding Pawnshops as a Conditional Use allowed only under the C-4 Commercial District Zoning Code.

Vice Chairman Tony Girono opened the public hearing. There were no comments or concerns from anyone. Vice Chairman Tony Girono closed the public hearing.

Old 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. Vice Chairman Tony Girono asked Mr. Hunt what he wanted to put in on the property and he answered a Mack Truck parts house or a shop and also a billboard sign. Mr. Hunt said according to the State, he would have to have a business there first. Vice Chairman said the Planning and Zoning Commission was not in favor of M-1, but would be in favor of it being zoned as C-4 General Commercial District. Vice Chairman Tony Girono made a motion to recommend zoning the 2.8 acre parcel of land to C-4 General Commercial District. Forrest Bruce seconded it and the motion unanimously carried.

Comprehensive Plan Review – City Clerk Christine Martin stated the next special meeting, scheduled for the 2nd Monday, will be on October 14th, which is Columbus Day for City Hall. The Commission agreed to meet on October 14th at 6:00 pm.

Off-Street Parking Review – Angie Reynolds said she reviewed it and did not see where it included any parking for the downtown area. Tony Girono asked what was in our code on off-street parking on the downtown area. Alderman Jim Schuchmann discussed C-5 Downtown District and that it can be exempt from off-street parking requirements. The downtown businesses can park off street, but does not have to. It was mentioned that hard surface parking for off-street should be required when a new business comes in. Alderman Jim Schuchmann discussed “floor area” that Bob Barclay had talked about in his memo (provided at the August P&Z Meeting). Tony Girono asked to table the review to the next meeting and to Workshop. Alderman Jim Schuchmann asked to invite Bob Barclay to the next Workshop. Alderman Jim Toothman was present and discussed the requirements of parking trailers.

New Business/Recommendations to the Board of Aldermen

Amend Chapter 430 Commercial Districts, Section 430.140 Commercial Permitted Uses, Conditional Uses, and Temporary Uses, by adding Pawnshops as a Conditional Use allowed only under the C-4 Commercial District Zoning Code.

Vice Chairman Tony Girono suggested restricting them to conditional Use in all commercial and industrial districts.

Alderman Jim Schuchmann made a motion to recommend changing the zoning code Section 430.140 Commercial Permitted Uses, Conditional Uses, and Temporary Uses, by adding Pawnshops as a Conditional Use allowed only under the C-4 Commercial District Zoning Code. Angie Reynolds seconded it and the motion unanimously carried.

Discussion of ‘Search or Spot Lights’ used for marketing businesses – Vice Chairman Girono began discussion on the Search/Spot Lights. City Clerk Christine Martin said she had someone call to see if the lights were allowed. Alderman Schuchmann asked about them being allowed in all commercial districts as a Conditional Use Permit. The Commission asked that a public hearing be held for the next meeting to add this use under all districts with a Conditional Use Permit.

Food Trucks – Vice Chairman Tony Girono said he thinks they should be on private property. City Clerk Christine Martin said they could be required to get a Peddlers License and be charged for 1 or 2 days or 6 months. Tony Girono suggested they be restricted to be so many feet from a brick and mortar business. The Commission tabled this subject until City Attorney Paul Rost could review it.

Twin Rivers Baptist Association – Alderman Jim Schuchmann said he talked to the members and they would like to rezone their property to commercial (they are in the building with a Conditional Use Permit). He said it could be zoned C-1 or C-2 Commercial Districts. Vice Chairman Tony Girono said he was okay with it. Alderman Jim Schuchmann said Twin Rivers Baptist Association would also like a letter approving

them to add a second entrance to their property. The Commission discussed the directional driveway being required, due to the other entrances being so close.

Reports

Building Official – Kenny Robinett was present and gave his report on code enforcement to the Commission.

Commissioner Comments – Mayor Heiliger reminded everyone about the Strassenbash Parade on Saturday and invited them to ride in the Parade.

Adjournment – Alderman Jim Schuchmann made a motion to adjourn the meeting at 7:30 pm. Mayor Dave Heiliger seconded it and the motion unanimously carried.

Approved _____

Attested _____