

**City of Wright City
Planning & Zoning Commission Minutes
Monday, October 21, 2013**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, October 21, 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 and John O'Connor. City Staff present was City Clerk Christine Martin and Building Official Kenneth Robinett. Tony Girondo, Forrest Bruce, and Sal Gertken were absent.

Signed in Attendance: Robert D. Schuette, Ron Jurgesmeyer of Twin Rivers Baptist Association, Norm Kohnen, John Ratliff, Audrey Vermilyea, Jan and Jason Carton and Chris Daley.

Call Meeting to Order

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

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of September 16, 2013 – Alderman Schuchmann made a motion to approve the minutes of September 16, 2013. Mayor David Heiliger seconded it and the motion unanimously carried.

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

Public Hearing

Application from Twin Rivers Baptist Association to Rezone an 11.97 acre tract of land from Agriculture to C-1 Neighborhood Business District

Chairman John O'Connor opened the public hearing. There were comments from several residents within the vicinity of Twin Rivers Baptist Association. The concerns were would the rezoning allow excessive lighting, extra traffic and would the entire 11.97 acre tract of land to be rezoned to commercial use. Chairman John O'Connor closed the public hearing.

Amend Municipal Code Title IV Zoning Code, Chapter 430 Commercial Districts, Section 430.140 Commercial Permitted Uses, Conditional Uses and Temporary Uses, by adding Marketing Search & Spot Lights as a Conditional Use allowed under all commercial districts; "C-1" Commercial Neighborhood, "C-2" Commercial Central Business, "C-3" Commercial, Shopping Center, "C-4" Commercial, General, and "C-5" Commercial, Downtown.

Chairman John O'Connor opened the public hearing. There were no comments or questions from the audience. The Commission discussed the draft of the proposed ordinance and agreed with changes submitted from the workshop meeting as stated below. Chairman John O'Connor closed the public hearing.

"The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, including the operation of search lights for advertising purposes, is prohibited, unless permitted by the planning and Zoning Commission".

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – Chairman John O'Connor said they had a meeting to discuss the Comprehensive Plan on October 14th and the next meeting will be 2nd Monday of November at 6:00 pm.

Off-Street Parking Review – Chairman John O'Connor asked that this continue to stay on the agenda for discussion.

Food Trucks – The Commission discussed the ordinance draft from the City Attorney and recommended the submitted changes be added to the ordinance draft.

New Business/Recommendations to the Board of Aldermen

Application from Twin Rivers Baptist Association to Rezone an 11.97 acre tract of land from Agriculture to C-1 Neighborhood Business District

Alderman Jim Schuchmann made a motion to postpone the Application from Twin Rivers Baptist Association to rezone an 11.97 acre tract of land from Agriculture to C-1 Neighborhood District to the next Planning & Zoning Meeting. Angie Reynolds seconded it and the motion unanimously carried.

Amend Municipal Code Title IV Zoning Code, Chapter 430 Commercial Districts, Section 430.140 Commercial Permitted Uses, Conditional Uses and Temporary Uses, by adding Marketing Search & Spot Lights as a Conditional Use allowed under all commercial districts; "C-1" Commercial Neighborhood, "C-2" Commercial Central Business, "C-3" Commercial, Shopping Center, "C-4" Commercial, General, and "C-5" Commercial, Downtown.

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 Marketing Search & Spot Lights as a Conditional Use allowed only under the C-4 Commercial District Zoning Code with adding the language for Search Lights as submitted. Angie Reynolds seconded it and the motion unanimously carried.

Reports

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

Commissioner Comments – None

Adjournment – Alderman Jim Schuchmann made a motion to adjourn the meeting at 7:40 pm. Mayor Dave Heiliger seconded it and the motion unanimously carried.

Approved _____

Attested _____