

# **Planning & Zoning Meeting Minutes**

## **May 21, 2007**

The Planning and Zoning Commission met for their regular monthly meeting on Monday, May 21, 2007.

The following were present: Committee members Eileen Klocke, Paul Mueller, James Justice, Alderman Richard Denkler, Randy Key, James Toothman, and Jamey Abercrombie. City employees present were Christine Martin and Ron Mershon, Code Enforcement Officer.

Others present were Alderman Jim Schuchman, Veva Karn, Bill Twiehaus, Robert Gentry, Angie Reynolds, Dave Walters and Lois Meyer.

### **Call to Order**

Chairman Paul Mueller called the meeting to order at 6:30 p.m. Chairman Paul Mueller welcomed the new member James Toothman

### **Minutes**

Not Available

**Public Comments/Concerns** - None

### **Public Hearing**

#### **Request for a Conditional Use Permit from Kimberly Nixon to open a small Real Estate Office at 46 Viola Drive, Wright City, Missouri.**

Bill Twiehaus of 42 Viola was present and said he has been a resident of the subdivision since 1955 and doesn't feel there should be businesses in a residential neighborhood. Mary Charlton of 50 Aster agreed with Bill Twiehaus and didn't think it should be allowed because of traffic, etc. Nick Nixon was present and said they operate out of a house and get about two cars a month and can't get DSL where they are at. He said they don't plan to expand it, but said they plan to fix the property up which will improve the area. Randy Ken mentioned that when he lived in Huntington Acres, he had to have a Conditional Use Permit just to answer the phone. Nick Nixon said they want to be a part of the Wright City Community, the Schools, etc. They are presently about four miles north in Lincoln County. He said they would like to be a business connected to Wright City. James Justice asked if the applicant would live in the house. Mr. Nixon stated no a relative of theirs would live there. James Justice informed the applicant that if they get a Conditional Use Permit for the residence, they need to live in the house. Mr. Nixon said he should have looked into it more than what they did.

After more discussion of the application, Eileen Klocke closed the Public Hearing.

**Petition from Spruce LLC to zone a parcel of land to be annexed as SR-3 Single Family Residential**

There were no comments during the Public Hearing.

**Old Business**

None

**New Business/Recommendations to Board of Alderman**

**Request for a Conditional Use Permit from Kimberly Nixon to open a small Real Estate Office at 46 Viola Drive, Wright City, Missouri.**

Eileen Klocke made a motion to deny the Request for a Conditional Use Permit to Kimberly Nixon to open a small Real Estate Office at 46 Viola Drive in Wright City because the applicant did not qualify because they did not live in the residence. James Justice seconded it and the motion unanimously carried.

**Preliminary Subdivision Plat Application for I-70 West Industrial Park from Cochran Engineering for MJP Investments.**

Eric Kirchner of Cochran was present and explained the property is zoned as M-1 Light Industrial and then he went over the proposed plan with the members. Paul Mueller asked about the type of access road. Eric Kirchner said it will be a two lane. Paul Mueller said it could be a concern if they are not making any additional improvements to the road. Mike Parisi was present and the members asked him about a turn lane for increased traffic on the service road. Eric Kirchner said they will coordinate with MODOT for a turn lane. Mike Parisi said there is a truck company and boat seat company in Moscow Mills and there is plenty of room at that site. He said he builds the 5,000 or 6,000 square foot buildings for small startup companies. Ron Mershon spoke up and said the buildings he has in Moscow Mills are all nice well built commercial buildings. Jamey Abercrombie explained the Commission needs to think about the turn lane now instead of waiting to address it 26 years later after everything around it has expanded. Eric said it will be a 26 feet wide street if MODOT approves it. Eric said an easement for 26 feet was looked at in regards to MFA. Mike Parisi said they will investigate what it will take to remove the pond. It was meant for added fire protection for Maze as there is a lack of water pressure there. Jim Schuchmann explained the 10 inch water main to Kaplan is currently not sufficient. Mike Parisi said they are not going to build anything that needs to have a sprinkler system. Jim Schuchman also asked about radius of the culdesac. Eric said the culdesac has 42 feet radius. Jim Schuchmann said a 55 ft. trailer would have difficulty.

Randy Key made a motion to approve the Preliminary Subdivision Plat Application for I-70 West Industrial Park from Cochran Engineering for MJP Investments with the stipulation there is discussion with MODOT for a turn lane and a 50 ft. radius culdesac is provided. James Toothman seconded the motion. The clerk reported 5 yes votes and 1 abstained vote. The motion passed.

**Petition from Spruce LLC to zone a parcel of land to be annexed as SR-3 Single Family Residential**

Eileen Klocke made a motion to approve the Petition from Spruce LLC to zone a parcel of land to be annexed as SR-3 Single Family Residential. Richard Denkler seconded the motion and it unanimously carried.

**Archer Report** - No Report

**Building Official Report- Ron Mershon** - No Report

**Commissioner Comments**

Richard Denkler asked to discuss transportation issues Eileen Klocke suggested we can take our Comprehensive Plan and run with the transportation part of it. Eileen said there is a traffic study in it which would give the Commission the ground work. Richard Denkler said as a Fourth Class City and by State Statute we do not have the authority to do corridor preservation. Richard Denkler said he talked to Bill Bensing of Wentzville and he suggested the City doing a separate comprehensive transportation study so we can use it to show developers and property owners why we need 25 or more feet for the road. With that we would better know what roads should be upgraded with how many lanes. Paul suggested keeping a permanent transportation item on the Agenda monthly to discuss.

Paul Mueller said we should remove Archer from the Agenda. Paul Mueller said to remove Item No. 3, 4, 6 & 7 from the Workshop list and add Transportation to it.

**Adjournment**

Eileen Klocke made a motion to adjourn and Randy Key seconded the motion. All were in favor. Meeting was adjourned at 7:45 p.m.

Signed \_\_\_\_\_

Attested \_\_\_\_\_

Dated \_\_\_\_\_

