

Planning & Zoning Meeting Minutes

February 19, 2007

The Planning and Zoning Commission met for their regular monthly meeting on Monday, February 19, 2007.

The following were present: Committee members Eileen Klocke, Paul Mueller, James Justice, Jamey Abercrombie, and Bill Schaffer. City employees present were Christine Martin and Ron Mershon, Code Enforcement Officer. Randy Key was absent.

The legible names of others present are Audy and Joann Mounce, Donald Wisdom, George Teibrich of Buescher Ditch & Associates, Mary Farmer, Jennie and Preston Love, Patty Krueger, Roger & Jackie Nierman, Rodney and Margaret Martin.

Call to Order

Chairman Paul Mueller called the meeting to order at 6:30 p.m.

Minutes

Eileen Klocke made a motion to approve the January 15, 2007, Planning & Zoning Meeting Minutes. Bill Schaffer seconded the motion. All were in favor.

Eileen Klocke made a motion to approve the January 22, 2007, Planning & Zoning Meeting Minutes. James Justice seconded the motion. All were in favor.

James Justice stated that a second entrance off Bell was not mentioned in the minutes but was included in #2 of the January 22, 2007, Stipulations. Eileen Klocke made a motion to add this to the minutes. Bill Schaffer seconded the motion. The motion carried.

Jamey Abercrombie stated that no time was put in the minutes or stipulations as to when the City would get these park areas given to them. Paul mentioned that the time line hadn't been discussed of what would be acceptable to both parties. After some discussion on a time frame, Eileen Klocke made a motion to add to the minutes that the park area will be provided to the City within the next 3 to 5 years as they move into the next phase of development. James Justice seconded the motion. The motion carried.

Public Comments/Concerns

Preston Love was present and asked the Planning & Zoning Members could introduce themselves and identify what ward they are in. All the Members introduced themselves.

Public Hearing

Request from Conditional Use Permit from Audy Mounce d/b/a Wright City Motors to conduct Used Car Sales at 201 Hedeman Avenue.

Audy Mounce was present. Eileen Klocke asked where he proposed to park the vehicles for sale. She said there is not much room on Hedeman and the neighbor to the south of the shop is worried about having her driveway blocked. She said previous owners had to park them on Big Boys lot. Mr. Mounce said he planned to park the cars on the north side. He said he won't have more than six (6) cars. Bill Schaffer asked what he would do with his excess cars. Mr. Mounce said he is trying to work something out with the lot that closed down next to the Archery Building.

James Justice agreed there was not enough room for cars at the existing location

Request from Donald Wisdom d/b/a DMD Mobile Home Court to rezone the property located at 224 S. First Street and two adjoining tracts from SR-4 Single Family Residential to MR-2 Multi Family Residential District.

Mr. Wisdom was present. Eileen Klocke asked Mr. Wisdom how many duplexes will be built. Mr. Wisdom said there are six (6) mobile homes that will go and six (6) duplexes with a brick front will be built. Mr. Wisdom said each building or duplex will have two (2) units and each unit will pay their own water and sewer bill. He plans for these mobile homes to be sold by October. Eileen Klocke asked if there will be any senior citizen apartments. He said he is building one unit for a senior that he renting to now. He said he will either move or tear down the existing house that's there. Mr. Wisdom said a privacy fence put around the rear perimeter.

Resident, Mary Farmer, asked about how many families will be living there. Mr. Wisdom stated there will be about 12 families total. Preston Love said its been zoned residential and if it goes to MR-2 there will be nothing but trouble. Everyone knows when apartments come in what happens. Patty Krueger said that she feels that the turn over rate would be very high and there'd be too many kids which she already has a problem with coming into her yard. Bill Schaffer said a privacy fence will certainly help with that problem. Mr. Preston Love asked the Commission to consider these problems and not to approve the request. He said this new development will cause more upheaval in the neighborhood. Mr. Wisdom was asked how the number of occupants will be regulated to be sure the building would not be over occupied. Mr. Wisdom said it is in his lease of how many adults and how many children. Eileen Klocke asked Ron Mershon if that regulation is in our building codes. Ron Mershon said there is a city ordinance on what is considered a family as far as for rental. Mr. Wisdom said pets are not allowed in his trailers that he owns.

Mrs. Jackie Nierman said the property now is not taken care of and with more buildings what's to say these will be taken care of any better. Eileen Klocke asked Mr. Wisdom if he had leases with his tenants. He said he currently has month-to-month rental, but would consider changing it to yearly lease. Eileen Klocke informed Mr. Wisdom that with these issues that the surrounding residents are bringing to the City she is concerned for the residents that property values would go down. Patty Kruger said a privacy fence will not keep kids out of her yard.

Preston Love said when Brandes owned the mobile home court it was kept up in better condition. A resident spoke up and said a month-to-month rental basis is not good and said it tends to support a more transient tenant.

Bill Schaffer asked Don Wisdom if he would consider a year lease. He said yes. Don Wisdom said the turn-over is high because sometime he just doesn't like a tenant and doesn't keep them.

Jackie Nierman asked the Commission to consider not approving this request.

Paul Mueller asked Mr. Wisdom why he wanted six (6) building and not four (4) buildings. Mr. Schaffer told Mr. Wisdom that if he sold the park and any homes were moved out, he could not bring any more homes back in according to our ordinance.

Paul Mueller closed the public hearing.

Old Business

None

New Business/Recommendations to Board of Alderman

Request for Conditional Use Permit from Audy Mounce d/b/a Wright City Motors to conduct Used Car Sales at 201 Hedeman Avenue.

Eileen Klocke made a motion to deny the Request for Conditional Use Permit from Audy Mounce d/b/a Wright City Motors to conduct Used Car Sales at 201 Hedeman Avenue due there not being enough room for car sales. James Justice seconded the motion.

Vote: Eileen Klocke - yes James Justice - yes Bill Schaffer - yes
Paul Mueller - yes Jamey Abercrombie - yes

All were in favor and the motion passed unanimously.

Audy Mounce asked if he rented the building at Highway H and Veterans Memorial Parkway that used to be a car sales lot would there be a problem then. The Commission informed Mr. Mounce that location would be more suitable.

Request from Donald Wisdom d/b/a DMD Mobile Home Court to rezone the property located at 224 S. First Street (Exhibit A) and two adjoining tracts (Exhibit B and C) from SR-4 Single Family Residential to MR-2 Multi Family Residential District.

William Schaffer made a motion to deny the Request from Donald Wisdom d/b/a DMD Mobile Home Court to rezone property located at 224 S. First Street (Exhibit A) and two adjoining Tracts (Exhibit B and C as provided) from SR-4 Single Family Residential to MR-2 Multi Family Residential District. Jimmy Justice seconded the motion.

Vote: Eileen Klocke - yes James Justice - yes Bill Schaffer - yes
Paul Mueller - yes Jamey Abercrombie - yes

All were in favor and the motion passed unanimously.

Hickory Trails Plat 2

Ron Mershon explained the Hickory Trails plat to the Planning & Zoning Members. He said it contains just 8 lots. Mr. George Teibrick of Buescher Ditch & Associates was present and said they want to put an addition on that would contain an eyebrow. James Justice asked about the eyebrow and the amount of traffic that would be through there. George Teibrick said the width of the street will be 26 feet and it will be one way. He said the original plans had a culdesac and then it changed to an eyebrow.

Ron Mershon said he believes that the original plat came through in late 2004 or early 2005. Bill Schaffer said he doesn't remember it coming to the Planning & Zoning or the Board for review.

Eileen Klocke asked if has original plat or plans with him. Mr. Teibrick showed the Commission some other plans showing the culdesac and the straight through street with the eyebrow. Eileen Klock said this shouldn't interfere with the other development because they are going to have five more entrances.

Eileen Klocke made a recommendation to approve the plat since the street will be double street width at 52 feet. Each one-way street will be 26 feet wide. Jamey Abercrombie said he agrees with James Justice that there could be a safety issue with people backing out. Paul said it provides a lot more thoroughfare. Eileen said anyone backing out onto any street in any subdivision takes a chance.

Eileen Klocke made a motion to approve Hickory Trails Plat 2 as submitted. Bill Schaffer seconded the motion.

Vote: Eileen Klocke - yes James Justice - no Bill Schaffer - yes
 Paul Mueller - yes Jamey Abercrombie - no

The motion carried.

Archer Report

No Report

Building Official Report- Ron Mershon

Ron informed the Commission that Mr. McRae on Kerland Drive has been ticketed and he's moved the trailers out.

Commissioner Comments

Paul Mueller stated that he never heard from Keith Long of MODOT. He asked if he could put him on the next Agenda.

Adjournment

Eileen Klocke made a motion to adjourn and Bill Schaffer seconded the motion. All were in favor. Meeting was adjourned at 7:35 p.m.

Signed _____

Attested _____

Dated _____