

Planning & Zoning Meeting Minutes

May 19, 2008

The Planning and Zoning Commission met for their regular monthly meeting on Monday, May 19, 2008

The following were present: Committee members Roy White, Jamey Abercrombie, James Toothman, Jon Young, Jimmy Justice, John O'Connor and Tony Gironde. City employees present were Shayla Clark and Ron Mershon, Code Enforcement Officer.

The legible names of others present are Dave Walter, Alderman

Call to Order

Committee Member Jimmy Justice called the meeting to order at 6:30 p.m.

Minutes

James Toothman made a motion to approve the April 21, 2008 Planning & Zoning Meeting Minutes. Jamey Abercrombie seconded the motion. All were in favor.

Public Comments/Concerns

None

Public Hearing

a. Request from Cochran to rezone the property of Wildcat Ridge, located at Veterans Memorial Parkway and Hwy H, from SR-3, MR-2, C-4 and reconfigure to M-1 Light Industrial, C-4 General & Highway Business Commercial.

Old Business

None

New Business/Recommendations to Board of Alderman

a. Request from Cochran to rezone the property of Wildcat Ridge, located at Veterans Memorial Parkway and Hwy H, from SR-3, MR-2, C-4 and reconfigure to M-1 Light Industrial, C-4 General & Highway Business Commercial.

James Toothman made a motion to approve Cochran to rezone the property of Wildcat Ridge, located at Veterans Memorial Parkway and Hwy H, from SR-3, MR-2, C-4 and reconfigure to M-1 Light Industrial, C-4 General & Highway Business Commercial with

the stipulation of a third turning lane and any additional entrances if needed. John O'Connor seconded the motion.

Vote: Roy White – yes Dave Walter- yes
James Justice – yes James Toothman- yes
Tony Girondo – yes Jon Young – yes
John O'Connor – yes Jamey Abercrombie – yes

All were in favor and the motion carried.

b. Welcome John O'Connor and Tony Girondo to the Planning & Zoning Commission

c. Nomination of a new Planning & Zoning Chairman

Jimmy Justice made a motion to nominate Jamey Abercrombie as Planning & Zoning Chairman. Roy White seconded the motion.

Vote: Roy White – yes Dave Walter- yes
James Justice – yes James Toothman- yes
Tony Girondo – yes Jon Young – yes
John O'Connor – yes Jamey Abercrombie – yes

All were in favor and the motion carried.

d. Nomination of a new Planning & Zoning Vice Chairman

Jamey Abercrombie made a motion to nominate Jimmy Justice as Planning & Zoning Vice Chairman. Tony Girondo seconded the motion.

Vote: Roy White – yes Dave Walter- yes
James Justice – yes James Toothman- yes
Tony Girondo – yes Jon Young – yes
John O'Connor – yes Jamey Abercrombie – yes

All were in favor and the motion carried.

Building Official Report- Ron Mershon

Ron informed the board that he didn't have a report, that things had been slow. Ron said he has been working on code violations. Ron said the Monnig Company is proceeding along with their building which use to be the old Wilson Concrete building. Their water retention systems have been put in. Ron gave an update on Phase 3 of Hickory Trails PDA, they are in the process of building their well. Their well is 642 feet deep. Ron said the city doesn't have anything to do with that, it is water District 2.

Commissioner Comments

Jamey Abercrombie informed the board that he was contacted by Mary Wynns who lives in Huntington Acres about water running off into the street from behind her house. The water has washed the whole side of her fence line off. Her fence is about to fall into the creek. Jamey suggested that when approving subdivisions for development to look at where they are going to put their storm run off. Ron said it is water retention that they have to put in. Jamey also talked about the grass on Roelker Road. Jamey said the two lots behind Auburn Meadows have not been mowed all year. Jamey said Gemini Homes owns that property. Ron said Gemini Homes is no longer in business. Jamey said those two lots only got mowed twice last year. Roy White asked what does the Ordinance say about private property with an easement on it. Ron said that the owner of private property with an easement would be responsible for the up keep to the edge of the road, streets, the ditch and all. Tony Girondo said then all Ron would need to do is make a copy of the ordinance and give it to the property owner. Ron said you would be surprised at how many I have already sent out this year. Roy said it was under my impression that if the easement is on a property owner's survey then it is actually shared ground and the property owner is suppose to maintain it unless a utility company needs it. If a utility company does come onto the property and use it they have to restore it back to the original condition. Ron said that is like a fence, the property owner can put it on an easement but if a utility company needs to go through, there isn't anything the property owner can do about it. If the property owner sets it back at the easement line and a utility company needs to move it then the utility company has to pay to fix it. Five feet on either side of your property line is easement and fifteen feet in the back.

Jamey informed the board that he would like to see the Planning and Zoning and Board of Alderman working together on workshops, instead of on their own. Jamey said when he first started on the Planning and Zoning that they were working together. He said I would like to see if the Board of Alderman has anything against it. Roy said I have no problem with it. Jim Schuchmann said I have nothing but the highest hopes to sit down at workshops with the Planning and Zoning and discuss things. Jamey said we have to work together. Jim Schuchmann said I agree.

John O'Connor stated that a couple of months ago he attended a meeting in Lake St. Louis. He said that one of the state senators said that 61% of the taxes that they spend in St. Charles County come from sales tax, and then they laughingly said and we get a lot of help from Warren and Lincoln Counties. John said I know a lot of their business also goes to St. Louis County, but they are counting on us to subsidize them. John said we need to get the businesses here to keep the tax dollars here.

John O'Connor said he was excited to see on the workshop items, City Limits-Potential to have Foristell block our potential growth to the east. Jamey said that Eileen put that on the workshop when she was here, because she was concerned. Foristell were asking people on Stringtown Road come into their city limits. People were agreeing to it. Eileen wanted to put up some kind of blockade. Jamey said which we can't. Jamey said we can't go to people and ask them to come into our city limits because we can't even afford our

own water and sewer. He said we don't even have facilities for what we have now. John O'Connor said then how does Foristell afford it? Jamey said because they have pockets behind them. Jimmy Justice asked Karen how far west on the North side of the city does Foristell come. Karen said on the North side, Foristell comes as far to as what use to be the Hugh's property, right at the Freightliner Dealership. Jim Schuchmann said since you are talking about annexation, some of you may have heard or read that we are trying to go west of Stracks Church Road. Jim said that property owners on the North and South side of the Highway have expressed interest in being annexed into the city limits. Jim said about a year ago there was talk getting around the county that Stracks Church Road was possibly going to be developed into a full interchange. Then Warrenton came to Wright City in November 2007 saying that we have always had a gentleman's agreement with them that the city line should be Stracks Church Road. Warrenton wanted to have the agreement in writing. Jim said the Board said no, that was not their understanding and that was not what they were interested in doing. Jim said so at this time we are still back and fourth with them. He said it is my impression from the Board that they don't want the line to be Stracks Church Road, they want it to be west of it. Jim said, so we welcome any commits the Planning and Zoning Commission may have. Jamey asked Jim if the developers have any land that butts up to Stracks Church Road. Jim said yes and that the city could annex them in. Jim said the property is by the overpass and that the city touches it. He said that the city can annex it in if it comes to that. Jim said it has not gone any further in discussion with the Board of Alderman at this time. Jim said that the Board of Alderman has been putting together some information, that the zip code line goes west of Stracks Church roughly about 2,000 feet. Within that 2,000 feet are the properties that have expressed interest in coming into the city of Wright City. So, they would have a Wright City mailing address and they would be in Wright City. The Fire Protection Line is the same. The school district is Stracks Church Road. Also, the telephone exchange line is basically the same about 2,000 feet west of Stracks Church Road. So, we have a lot of natural indicators: zips code, Fire Department, telephone exchange and the water shed goes even further. So, we have a lot of natural indicator there that say that is where the city limits should be. Jim said obviously Warrenton wants to come all the way to Stracks Church and the only reason why we don't want that is because once they come into our community they can start trying to annex off of that right-a-way. Jim said we as a city should be looking at what do we have that would interest these people in coming in. The people on the west side of Stracks Church Road we have not offered them anything, other than the fact that they could be in Wright City and that we could do what we can to get them water and sewer. If they come in voluntarily we have a reasonable period of time to get them water and sewer. Jim said reasonable period of time is undefined. If we take them involuntarily, if we force them in, we have to give them water and sewer now. Jimmy Justice said it is a three year period if annexed involuntarily. Jamey asked if the property was looking at being commercial or residential. Jim said it is open at this point, but if the Stracks Church interchange could be a full interchange you'll probably see that just explode to commercial.

James Toothmans said don't you think the reason Warrenton is coming now and checking on it is because they think that interchange is going to be developed there.

John O'Connor said you can guarantee Greg Castillo is sitting there thinking if we get a second interchange he wants it to be east of where Warrenton is right now, not further west. James Toothman said right, because they want to take some of the traffic off of Hwy 47 and bring it up off the new interchange into town. John O'Connor said I can guarantee you if Greg Castillo wants it, it is bad for us.

Adjournment

James Toothman made a motion to adjourn and Roy White seconded the motion. All were in favor. Meeting was adjourned at 8:25 p.m.

Signed _____

Attested _____

Dated _____