

Planning & Zoning Meeting Minutes

June 16, 2008

The Planning and Zoning Commission met for their regular monthly meeting on Monday, June 16, 2008

The following were present: Committee members Roy White, Jimmy Justice, James Toothman, Jon Young and Tony Girondo. 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 May 19, 2008 Planning & Zoning Meeting Minutes. Tony Girondo seconded the motion. All were in favor.

Public Comments/Concerns

None

Public Hearing

None

Old Business

None

New Business/Recommendations to Board of Alderman

a. Request from the Wright City Fire Protection District to discuss access and the requirements for such access to property located on Bell Road, which is owned by the Wright City Fire Protection District.

Tony Girondo made a motion to table until a representative from the Fire District can provide the Board with a better plan. Roy White seconded the motion.

Vote: Roy White – yes	Dave Walter- yes
James Justice – yes	James Toothman- yes
Tony Girondo – yes	Jon Young – yes

All were in favor and the motion carried.

Building Official Report- Ron Mershon

Ron informed the board that he had been mostly working on code violations. Ron said he did have one thing that he would like the Board to consider. Ron said that the city has an ordinance on trailers parked in backyards. He said he would like to see about getting this changed to where if they put in a concrete pad to the side of the house they can park there. Ron said because we have so many houses that have walk-out basements and they have a camper or trailer and there is no way they can get those in the backyard. Ron said I have had several residents ask about it and I told them I would bring it up to the Planning and Zoning Board. Ron said several of the residents have said it looks pretty bad with a trailer sitting in the back and having to mow around it and then trying to get it out and it cuts ruts in the yard. They come home and it has rained they can't get the trailer in the backyard for several days because of where the water flows around. Jimmy Justice said the concrete pad would have to go from the front of the garage and back. Roy White said we would have to make sure that subdivision covenants don't supersede that. Ron said the residents that asked live in Lake Tucci. He said there were eight of them which six of them have walk-out basements and they have a big slope to try to get around to get the trailer in the back. Tony Girondo suggested that Ron rewrite Ordinance 405:100-16 the way he would like it to read and put it in next month's packet for the Board to review.

Commissioner Comments

a. Discussion of changing Multi-Family and Outside Storage Ordinances

Jimmy Justice asked Ron if there was anything legal as far as how many people can live in multi-family residential. Jimmy said for example if you have one family with ten children and another with two children. Ron said as long as they are blood related they all can live there, but he said with ten children you would still have to look at the living space and a 1200 square foot home still would not be big enough. Jimmy Justice asked what is the outside storage ordinance. Ron said I think that is about commercial properties that store supplies outside and we want to look at how we can store those things out of site. Tony Girondo said do we think we want to look at something for outside storage that would be size wise relevant to the size of space that they are renting. Jimmy Justice said I think we should write something up that says the back lots need to have chain length fence with slats. Tony Girondo said lets take Orscheln for an example they sell things out front, on the sidewalk and they have things three stories high in the back of the building. It is crated so it stores nicely. But you can see it, so should we look at a requirement that looks at so much space outside the building, a percentage of that space. Should we say if it is ten parking spaces wide in the front that only two or three of those parking spaces can be used for outside sales? We need to set up a criteria that is going to be relevant to the size of building that they are going to have.

Tony Girondo said it was brought to his attention a couple of workshops ago that something was said about the plans that are sent to Planning and Zoning. We ask the

developer to bring us a plan; we want to change it to where it is an electronic filing type situation. Ron said it would work out a lot better because a lot of the engineering firms are putting everything on electronic file. Ron said that way they can send it straight to me and I would have it in the computer, in file and we can print it right out. Ron said it won't cost any more and then we would have a permanent record and not the big paper files. Ron said the county prefers to have it electronically instead of on paper. Tony Gironde asked Ron to bring that ordinance to the next Planning and Zoning meeting for discussion.

Jimmy Justice said he had one commit, that he is glad that the Mayor and one of the Alderman are on the Planning and Zoning and that Mr. Schumann and Angie Reynolds attend the meetings. He said it is nice to have them at the meetings so that they know what is going on when situations are forwarded to the Board of Aldermen.

Adjournment

James Toothman made a motion to adjourn and Dave Walter seconded the motion. All were in favor. Meeting was adjourned at 7:40 p.m.

Signed _____

Attested _____

Dated _____