

Planning & Zoning Meeting Minutes

June 18, 2007

The Planning and Zoning Commission met for their regular monthly meeting on Monday, June 18, 2007.

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

Others present were Alderman Jim Schuchman, Harold Kerr, Mark Smith, Tim and Angie Reynolds, Bob Sweeten, Tom Medlin, Bob Ward, Jack Ward, Austin Jones and Curt Kehoe.

Call to Order

Acting Chairman James Justice called the meeting to order at 6:30 p.m.

Minutes

Not Available

Public Comments/Concerns - None

Public Hearing

Request for a Conditional Use Permit from Matt Huttenlocker to operate a construction business at his residence at 222 Kerland Drive.

Eileen Klocke asked for comments. Angie Reynolds was present and said it is a residential neighborhood and she wants it to stay that way. James Justice asked what type of business it would be. Mr. Huttenlocker said he does a small business of putting in driveways and sidewalks and some other small things. Eileen Klock asked what type of equipment he would have. Mr. Huttenlocker said he wouldn't have equipment, just his truck and trailer. Curt Kehoe of 221 Kerland was present said the hot water heaters were there on trucks. Mr. Huttenlocker said Plumintime Trucks will not be there again. Matt Huttenlocker said he only worked for them in the winter when his other work was slow, but does not plan on working there again. James Justice said he looked in the City's Ordinance book and noted that the Planning & Zoning Commission can place stipulations on a Conditional Use Permit. Mr. Huttenlocker said he just wanted to be able to park his truck and 12 foot trailer at the residence. Mr. Huttenlocker said his fiancé owns the house. James Justice informed Mr. Huttenlocker that since he doesn't own the property, he does not qualify for a Conditional Use Permit. The public hearing was closed.

Request for Rezoning application from MAR-GIN Corporation to rezone the vacant property directly behind Brookview Senior Apartments at 660 Westwoods Road, Wright City, Missouri from MR-2 Multi-Family Residential District to C-4 General Commercial District. MAR-GIN Corporation is also requesting approval to subdivide the one property into two parcels.

Mr. Bob Ward and Mr. Jack Ward were present. He said they developed Brookview Senior Apartments. Ron Mershon said the property was not properly zoned. The property is between the Lions Club and the Westwoods Assembly of God Church. Bob Ward said they planned to put 2 buildings up at 5,000 square feet each. He plans to landscape it and fence it. The buildings will be 30 x 160 feet long with 16 overhead doors on each side. They plan to have solar lighting or leased lights from the electric company. Jack Ward said he is a partner of Brookview. Richard Denkler asked who owns the driveway. Mr. Bob Ward said Brookview Senior owns the driveway. Richard Denkler mentioned the driveway is in poor condition. Mark Smith, Secretary, for Westwoods Assembly of God spoke up and said they are against it and said the easement was theirs. He said criminals will break in to the units and it will adversely affect residential values, increase traffic. He said because of these reasons, he prays that Planning & Zoning turns them down. Ron Mershon said the road will have to be 26 feet wide. After some discussion, Mark Smith agreed that Mar-Gin does have the easement all the way to the back. Bob Ward said he didn't think they needed to buy the easement a second time but will work with the church on the landscaping. Mr. Harold Kerr was present and said the City should look at their zoning maps before we accept an application and said he doesn't agree with spot zoning. Mr. Kerr asked what was wrong with having more senior apartments if they were proposed. Mr. Austin Jones, Wright City School District, was present and said he is against the proposed project for the reasons of kit control, crime, it's a mixed use, decreased property value. Mr. Robert Cole lives south of the property and said we already have a vandal problem and feels it will add to that problem. He said kids will cross the fence and cause problems and feels the property wouldn't be kept up. The resident on the south side of the property asked that the privacy fence be put on the property line. Harold Kerr made the comment that a five (5) foot buffer isn't anything. Mark Smith asked about drainage onto the church property. Bob Ward said he believes it drains to the southeast corner. James Justice said the property owner is required to install detention for drainage. Austin Jones asked the applicant to be cognizant of the fact it's a long term project. Mr. Smith said he would not be happy about the lights from the facility shining into windows at night, Mark Smith asked about self service at the units. Bob Ward said this would be Phase I of Phase II if it works out. The second phase will have a care taker in a small apartment. The Pastor of Westwoods Assembly of God said they already have traffic problems and sidewalks are needed on Westwoods Road

Old Business

None

Commissioner Comments

Eileen Klocke asked Ron about the zoning regulations and if it covered the exterior of homes. Ron Mershon stated it did.

James Justice asked Ron about the repair shop at 201 Hedeman selling cars. Ron said he informed the owner Ray Wilson of the code violation of selling cars at that location. James Justice stated that the other business that operated there was denied for the request of selling cars.

Adjournment

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

Signed _____

Attested _____

Dated _____