

Planning & Zoning Meeting Minutes

August 18, 2008

The Planning and Zoning Commission met for their regular monthly meeting on Monday, August 18, 2008

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

The legible names of others present were Dave Walter, Alderman

Call to Order

Chairman Jamey Abercrombie called the meeting to order at 6:30 p.m.

Minutes

James Toothman made a motion to approve the July 21, 2008 Planning & Zoning Meeting Minutes. John O'Connor seconded the motion. All were in favor.

Public Comments/Concerns

None

Public Hearing

- a. Request from Wright City Partners LLC to rezone the property of Wildcat Ridge, located at Veterans Memorial Parkway and Hwy H, from M-1 Light Industrial and C-4 General Commercial to all M-1 Light Industrial.**
- b. Request for a Conditional Use Permit from Alan Stephens to run a pumpkin stand, sell fall items and operate a Christmas tree lot on vacant property located on Hat Trick Lane in Wright City, Missouri.**

Old Business

- a. Tony Girondo made a motion to resend the Draft of Ordinance 405.100 (16) on trailers. John O'Connor seconded the motion. All were in favor and the motion carried.**

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

New Business/Recommendations to Board of Alderman

- a. Request from Wright City Partners LLC to rezone the property of Wildcat Ridge, located at Veterans Memorial Parkway and Hwy H, from M-1 Light Industrial and C-4 General Commercial to all M-1 Light Industrial.**

Dave Walter made a motion to table. Mayor Roy White seconded the motion. There were three yes votes and five nay votes. The motion to table was denied.

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

Tony Girondo made a motion to approve Wright City Partners LLC’s request to rezone the property of Wildcat Ridge, located at Veterans Memorial Parkway and Hwy H, from M-1 Light Industrial and C-4 General Commercial to all M-1 Light Industrial with the condition that Panattoni options the property for the Coke project within 10 to 14 days or property remains as is. John O’Connor seconded the motion. There were five yes votes and three nay votes. The motion carried.

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

- b. Request for a Conditional Use Permit from Alan Stephens to run a pumpkin stand, sell fall items and operate a Christmas tree lot on vacant property located on Hat Trick Lane in Wright City, Missouri.**

Jamey Abercrombie tabled until the next Planning and Zoning meeting.

- c. Changing of Multi-Family and Outside Storage Ordinances**

James Justice made a motion to forward to the workshop agenda. Tony Girondo seconded the motion. All were in favor and the motion carried.

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

- d. Discussion with Wright Stop regarding joint business with U-Haul.**

Jamey Abercrombie advised Wright Stop and U-Haul to apply for a Conditional Use Permit and come back to the Planning and Zoning.

Building Official Report- Larry Janish

Larry Janish informed the board that there have been three building permits, two with Ivie League and one with Cozy Homes. One deck permit, one fence permit and five occupancy permits.

Commissioner Comments

Alan Uthlaut was asked by Christine Martin to attend the Planning and Zoning in regards to running a Christmas tree lot and produce stand. Alan Uthlaut said he lives in Warrenton and he has had a produce stand there for five seasons. Alan said he is looking to move the produce business to Wright City. Alan said he had talked to Dale Schaffer, who owns Wright City Mow and Trim and there is a piece of property next to them. Alan said he would like this to be a village market type of thing. He said what he envisions is having numerous small individual businesses grouped together, all some what related. He said he was spoken with numerous other vendors, business owners. Such as BBQ, chainsaw carvings, frozen treats, food vendors and playground equipment. He said he would like to give the small business men an opportunity to open up instead of having to go to a strip mall where the rates are rather high. Alan talked about temporary wood structures for these businesses. Jamey Abercrombie advised Alan Uthlaut to come up with a concept plan, plot plan, apply for a conditional use permit and come back to the Planning and Zoning.

Jamey Abercrombie said it has come to my attention that the city has been negligent with their sign issues. Jamey said that Angie Reynolds complained about a no parking sign. Jamey asked what does the ordinance state. Larry Janish said no parking on one side of the road way up to 130 feet. Jamey Abercrombie said he measured every street in the Kerland subdivision and they are all about 22 feet, in front of 249 Kerland it is 21 feet. In front of the sign it is 22 feet. Jamey said I think if we do one I think we should do them all or don't do them at all. Dave Walter said it has nothing to do with Planning and Zoning. Jamey Abercrombie said it is a commissioner comment. Jamey Abercrombie said if that is the case then I would like to make a complaint, because my kids play Khoury League ball and if there was an accident at the park then an ambulance couldn't get to them. Jamey said I just wanted to make that point; Dave Walter has a motion out to adjourn.

Adjournment

Dave Walter made a motion to adjourn and Jimmy Justice seconded the motion. All were in favor. Meeting was adjourned at 8:10 p.m.

Signed _____

Attested _____

Dated _____