

**City of Wright City
Planning & Zoning Commission Minutes
Tuesday, January 19, 2016**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Tuesday, January 19, 2016, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

The following were present: Committee Members Mayor Dave Heiliger, Alderman Jim Schuchmann, Matt Barbey, John O'Connor, Angie Reynolds, and Scott Schroeder. Tony Girondo was absent. City Staff present was Karen Girondo.

Signed in Attendance: J.D. Scott and Brian McKan.

Call Meeting to Order – Chairman Matt Barbey called the meeting to order at 6:30 pm

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of December 21, 2015 – Alderman Jim Schuchmann made a motion to approve the minutes of December 21, 2015. Angie Reynolds seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Application for a Conditional Use Permit from James Scott to display and sell Portable Buildings at 312 Warren Avenue. Chairman Matt Barbey opened the Public Hearing. The Commission Members discussed where the buildings will be placed on the property and asked Mr. Scott to present a survey plan of the lot showing where the U-Haul equipment will be, the buildings and parking will be. Mr. Scott stated they will not have the Flea Market any more. Mr. Scott said the buildings will be parked on gravel. There were no further questions or comments. Chairman Barbey closed the Public Hearing.

Application for a Conditional Use Permit from Misfits for Jesus to operate a Church at 201 N. Cherry Street. Chairman Matt Barbey opened the Public Hearing. The Commission Members discussed parking for the Church and asked that they be notified in order to bring a parking plan. There were no further questions or comments. Chairman Barbey closed the Public Hearing.

Amend Chapter 435 Industrial Districts, Section 435.030 Permitted Land Uses and Developments, Section 435.040 Conditional Land Use and Development by Permit, Section 430.040 Commercial Permitted Uses, Chapter 405 Zoning Generally, Section 405.110 Off-Street parking and Loading Requirements and Chapter 430 Commercial Districts, Section 430.140 Commercial Permitted Uses, Conditional Uses, and Temporary

Uses. Chairman Matt Barbey opened the Public Hearing. Changes to the code was explained and there were no further questions or comments. Chairman Barbey closed the Public Hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – The Commission did not discuss the Comprehensive Plan Review.

New Business/Recommendations to the Board of Aldermen

Application for a Conditional Use Permit from James Scott to display and sell Portable Buildings at 312 Warren Avenue. Jim Schuchmann made a motion to postpone the application. Angie Reynolds seconded it and a vote was taken:

Vote:	Mayor Dave Heiliger – yes	John O’Connor – yes
	Alderman Jim Schuchmann – yes	Matt Barbey – yes
	Angie Reynolds – yes	Tony Girondo - absent
	Scott Schroeder – yes	

The motion unanimously carried.

Application for a Conditional Use Permit from Misfits for Jesus to operate a Church at 201 N. Cherry Street. Jim Schuchmann made a motion to postpone the application. Angie Reynolds seconded it and a vote was taken:

Vote:	Mayor Dave Heiliger – yes	John O’Connor – yes
	Alderman Jim Schuchmann – yes	Matt Barbey – yes
	Angie Reynolds – yes	Tony Girondo - absent
	Scott Schroeder – yes	

The motion unanimously carried.

Amend Chapter 435 Industrial Districts, Section 435.030 Permitted Land Uses and Developments, Section 435.040 Conditional Land Use and Development by Permit, Section 430.040 Commercial Permitted Uses, Chapter 405 Zoning Generally, Section 405.110 Off-Street parking and Loading Requirements and Chapter 430 Commercial Districts, Section 430.140 Commercial Permitted Uses, Conditional Uses, and Temporary Uses. John O’Connor made a motion to recommend approval of the proposed amendment to the Board of Aldermen. Dave Heiliger seconded it and a vote was taken:

Vote:	Mayor Dave Heiliger – yes	John O’Connor – yes
	Alderman Jim Schuchmann – yes	Matt Barbey – yes
	Angie Reynolds – yes	Tony Girondo - absent
	Scott Schroeder – yes	

The motion unanimously carried.

Building Official – Report – The Commission Members reviewed the report for December.

Commissioner Comments – There were no further comments from the Commission Members.

Adjournment – John O’Connor made a motion to adjourn the meeting at 7:15 pm. Angie Reynolds seconded it and the motion unanimously carried.

Approved _____

Attested _____