

**City of Wright City
Planning & Zoning Commission Minutes
Tuesday, February 16, 2016**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Tuesday, February 16, 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 City Clerk Christine Martin.

Signed in Attendance: Jim Scott, Randy Abbott, Catrina King, Elizabeth King, Barry Price, Dwayne Lewis, and Dwayne Lewis.

Call Meeting to Order – Vice Chairman John O'Connor called the meeting to order at 6:30 pm

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of January 19, 2016 – Angie Reynolds made a motion to approve the minutes of January 19, 2016. Scott Schroeder seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Application for a Conditional Use Permit from Lewis Carriers Inc. to operate a Tractor and Trailer Sales/Repair Facility at 221 W. Service Road North, Wright City, Missouri. Chairman Matt Barbey opened the Public Hearing. John O'Connor asked if there were any comments. Mr. Dwayne Lewis and his father Dwayne Lewis were both present and stated they wanted to operate a tractor and trailer sales/repair facility. Mr. Lewis Jr. stated they would like to use the highway visibility to be able to sell and dispose of some of their equipment at normal intervals and do some light repair work on their tractors and trailers, as necessary. He said there is no significant change in the operation for the past fifteen (15) years that they have been using the property. Mr. Lewis Sr. stated they will not junk up the place and that it will be the same as it has been over the past eight (8) to ten (10) years of having truck sales. They may occasionally change a tire or put on a set of brakes and that would be it. He said they do try to keep the property mowed and maintained. Mr. Lewis Sr. stated they lease the property. Alderman Schuchmann asked if the building will be used and Mr. Lewis stated just for storing some tires and other repair equipment. There were no further questions or comments. Chairman O'Connor made a motion to close the Public Hearing. Angie Reynolds seconded it and the motion carried.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – The Commission Members said they did have discussion to bring Scott Schroeder up to speed on the Comprehensive Plan Review.

Application for a Conditional Use Permit from James Scott to display and sell Portable Buildings at 312 Warren Avenue. Mr. James Scott was present and presented a plan showing the parking layout where the U-Haul Rentals will be parked, where the buildings will be placed, along with his customer parking. He said there are currently about thirty (30) parking spots. He stated the marked-out red parking spots are for the portable buildings, which indicates they will be on the east side of the building and in the back on the west side. He plans to have eight (8) to ten (10) portable buildings. Mr. Scott stated he will not have the Flea Market business anymore because he couldn't get enough vendors to keep it going. He will continue with the Antique Mall. Alderman Schuchmann said he would like the Building Inspector to review the parking plan for compliance of the parking spaces. Mr. Scott stated he looked up the code and for his size building, it is one (1) parking spot for every 200 square feet of public floor area, which would be 25 spaces plus one (1) parking spot for him. Alderman Schuchmann made a motion to postpone the request until the Building Code Official can review the plan for requirements. John O'Connor 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 Girono - 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. Randy Abbott was present along with a few members of the church. He stated that the Commission was presented with their parking plan. Alderman Jim Schuchmann asked Mr. Abbot if he had contacted Mr. Barclay for an Occupancy Inspection for the property. Mr. Abbott stated he was waiting for approval of the parking plan first. Alderman Jim Schuchmann encouraged Mr. Abbott to get the building inspector out to perform an occupancy inspection to see if it will meet City code for a church and if thirty (30) parking spaces are enough for the church to function. Mr. Abbott stated they are trying to be able to open on March 5th. Alderman Jim Schuchmann stated the City needs to know that the building can be operated as a church. Chairman Matt Barbey asked about making a recommendation contingent that it meets City code. Alderman Jim Schuchmann agreed it could be contingent based on it meeting City code.

John O'Connor made a motion to send it to the Board for recommendation of approval contingent on having Mr. Barclay inspect the church and parking plan to see if it meets City code prior to the February 25th Board Meeting. 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.

New Business/Recommendations to the Board of Aldermen

Application for a Conditional Use Permit from Lewis Carriers Inc. to operate a Tractor and Trailer Sales/Repair Facility at 221 W. Service Road North, Wright City, Missouri. Alderman Jim Schuchmann questioned whether a service bay would be required for a truck repair facility and added that as a sales facility, a sales office would also be required. Mr. Lewis Jr. asked if they could just drop back to doing sales if it became an issue. Mr. Lewis Jr. also stated the State does not require them to be a registered dealer since it is normal disposition of their equipment. He said if it is required, they can make an adjustment to comply with the State of Missouri State to acquire a Dealer’s License. Mr. Lewis Sr. stated they are not bringing in outside equipment to sell; they are only selling their own equipment. He stated a lot of dealerships have sales lots with an off-site office. Alderman Jim Schuchmann made a motion to postpone the application to the next meeting for further review. John O’Connor 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 – Angie Reynolds made a motion to adjourn the meeting at 7:00 pm. Scott Schroeder seconded it and the motion unanimously carried.

Approved _____

Attested _____