

**City of Wright City
Planning & Zoning Commission Minutes
Monday, March 21, 2016**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, March 21, 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, Tony Gironde, John O'Connor, Angie Reynolds, and Scott Schroeder. Matt Barbey was absent. City Staff present was City Clerk Christine Martin.

Signed in Attendance: Monte Cannon, Robert Modglin of Fireworks Fanatics, Jim Toothman, Dan and Sue Scott, Kerry and Cheryl Lambright, Brandon Kuntz and Bart Korman of Lewis-Bade, and Janie Arnold.

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 February 16, 2016 – Angie Reynolds made a motion to approve the minutes of February 16, 2016. Scott Schroeder seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Application for a Conditional Use Permit from Fireworks Fanatics to operate a Temporary Fireworks Stand at 277 E. Service Road North, Wright City, Missouri. Chairman John O'Connor opened the Public Hearing. John O'Connor asked if there were any comments. Robert Modglin was present and stated the Fireworks Stand will operate the same as it did the previous year. There were no other comments. Chairman O'Connor closed the Public Hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – John O'Connor stated that Scott Schroeder will take over as Chairman of 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 new 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 will be 33 parking spaces and they only need about thirty (30) parking spaces. Alderman Schuchmann mentioned according to Section 405.110 Off-Street Loading and Parking, the parking spaces in front of the building are not in compliance as the

vehicle parked there would have to back into a street to get out and those spaces could not be counted for the parking plan. Mr. Scott stated he could eliminate the buildings on northwest side of the building, and remove the two (2) angled parking spaces. Mr. Scott was asked if he would need to encroach onto the neighboring lot to unload the buildings. He said the buildings are eight (8) to Eleven (11) feet long and they use a power dolly to move the buildings around, but stated there is a possibility the neighbors lot would be encroached upon. Alderman Schuchmann asked Mr. Scott if he was prepared to pave the lot, as Section 405.110 Off-Street Parking & Loading states outside storage is to be on a paved lot. Mr. Scott stated he would need to get back to the Commission. Tony Girondo made a motion to postpone the request. Angie Reynolds seconded it and a vote was taken:

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

The motion unanimously carried.

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. City Clerk Christine Martin stated Mr. Lewis called and requested it be postponed to the next meeting. Tony Girondo made a motion to postpone the request. Mayor Dave Heiliger seconded it and a vote was taken:

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

The motion unanimously carried.

New Business/Recommendations to the Board of Aldermen

Application for a Conditional Use Permit from Fireworks Fanatics to operate a Temporary Fireworks Stand at 277 E. Service Road North, Wright City, Missouri. Tony Girondo made a motion to accept the application as submitted. Mayor Dave Heiliger seconded it and a vote was taken:

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

The motion unanimously carried.

Preliminary Subdivision Plat Review for Koehler Subdivision - The Planning & Zoning Commission reviewed the Preliminary Subdivision Plat for the Koehler Subdivision. Alderman Schuchmann suggested putting a roadway along the west boundary of Lot #2. Brandon Kuntz and Bart Korman of Lewis-Bade stated there is a dedicated easement already recorded. The owner, Janie Arnold, stated that was not an option for them. Alderman Schuchmann made a motion to take it under advisement. Angie Reynolds seconded it and the motion unanimously carried.

Preliminary Subdivision Plat Review for Gettysburg Commons Subdivision - The Planning & Zoning Commission reviewed the Preliminary Subdivision Plat for the Gettysburg Commons Subdivision. Mr. Cannon was present along with Brandon Kuntz and Bart Korman of Lewis-Bade for review of 14 lots to complete in Gettysburg Commons. Alderman Schuchmann asked about green space and Mr. Cannon discussed using it for a playground by putting a flag up and adding a swing and stated it would be turned over to the Home Owners Association for maintenance of it. Tony Gironde made a motion to approve the Preliminary Subdivision Plat for Gettysburg Commons Subdivision. Alderman Schuchmann seconded and the motion unanimously carried.

Front Yard Fencing – Alderman Schuchmann stated he does not agree with front yard fencing. Alderman Schuchmann made a motion to recommend to the Board to draft an ordinance to make a change to the Municipal Code stating no fence shall be allowed in the front yard beyond the front corner of the building line. Angie Reynolds seconded it and the motion unanimously carried.

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

Commissioner Comments – Alderman Schuchmann stated that it will be his last Planning & Zoning Meeting. All of the other members thanked him for all of his time on the Commission.

Adjournment – Alderman Schuchmann made a motion to adjourn the meeting at 7:05 pm. Mayor Dave Heiliger seconded it and the motion unanimously carried.

Approved _____

Attested _____