

**City of Wright City
Planning & Zoning Commission Minutes
Monday, April 18, 2016**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, April 18, 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 Dan Rowden, Tony Girono, and Kerry Lambright. Angie Reynolds, Scott Schroeder, and Matt Barbey were absent. City Staff present was City Clerk Christine Martin.

Signed in Attendance: Dwayne Lewis Sr. and Don Reed.

Call Meeting to Order – Tony Girono called the meeting to order at 6:30 pm

Welcome New Committee members

Acting Chairman Tony Girono welcomed the new members Alderman Rowden and Kerry Lambright to the Committee.

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of March 21, 2016 – Mayor Dave Heiliger made a motion to approve the minutes of March 21, 2016. Tony Girono seconded it and the motion unanimously carried.

Public Comments/Concerns - None

Public Hearing

Application for a Conditional Use Permit from Don Reed dba Reeds Rockets to operate a Temporary Fireworks Stand at 425 North Service Road West, Wright City, Missouri. Acting Chairman Tony Girono opened the Public Hearing and asked if there were any questions or comments. Don Reed was present and stated he purchased the property from Earl Requat and has operated the Fireworks Stand for the past several years. Tony Girono asked questions regarding the survey he submitted and asked about parking. Don Reed stated the entire property is 200 feet by about 500 feet long and his lot that he retained is 90 feet by about 500 feet long. Don Reed explained where his property line is and said the fireworks tent will be centered in the center of the old Warren Avenue. Tony Girono asked about ingress and egress for the residents of the apartments that he sold. Don Reed said he put in a new driveway approach when he sold the apartments and stated that the new owner of the apartments signed an agreement that he was okay with the temporary fireworks stand being operated in front of the apartments every year. Acting Chairman Girono closed the Public Hearing.

Amend Chapter 405 Zoning, Generally, Section 405.100 Supplemental Regulations pertaining to fences, walls, and hedges. Acting Chairman Tony Girondo opened the Public Hearing and asked if there were any questions or comments. There was some discussion about corner lots, but were no other comments. Chairman Girondo closed the Public Hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – Mayor Dave Heiliger made a motion to postpone discussion of the Comprehensive Plan Review. Alderman Dan Rowden seconded it and the motion unanimously carried.

Application for a Conditional Use Permit from James Scott to display and sell Portable Buildings at 312 Warren Avenue. Mr. James Scott was not present. Mayor Dave Heiliger made a motion to postpone the Application for a Conditional Use Permit from James Scott to display and sell Portable Buildings at 312 Warren Avenue. Alderman Dan Rowden seconded it and 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. Mr. Dwayne Lewis Sr. was present to request the Conditional Use Permit for Lewis Carriers Inc. Tony Girondo asked Mr. Lewis what they use the building for and he stated they store tires and light & bulbs in the building. He stated they've been there for about ten (10) years and stated the restroom is in working order and the water is on. Tony Girondo informed Mr. Lewis that they should have a business license with the City. Mr. Lewis stated they operate their trucking business from their home and uses 221 W. Service Road North as a sales lot and the building is used for storage. Tony Girondo informed Mr. Lewis that he should have a business license since he is operating a business in town and Mr. Lewis stated that would be no problem. Tony Girondo made a motion to accept the application for a Tractor and Trailer Sales Lot as submitted, minus the repair facility with the business being declared as grandfathered, providing a Business License is obtained. Alderman Dan Rowden seconded it and the motion unanimously carried.

Preliminary Subdivision Plat Review for Koehler Subdivision – City Clerk Christine Martin stated the applicant called and talked to Karen and said they were withdrawing their request, but has not submitted anything in writing yet. Dave Heiliger made a motion to postpone the plat review for Koehler Subdivision. Tony Girondo seconded it and the motion unanimously carried.

Amend Chapter 405 Zoning, Generally, Section 405.100 Supplemental Regulations pertaining to fences, walls, and hedges. Tony Girondo made a motion to submit it to the Board of Alderman for Changes. Mayor Dave Heiliger seconded it and the motion unanimously carried.

New Business/Recommendations to the Board of Aldermen

Application for a Conditional Use Permit from Don Reed dba to operate a Temporary Fireworks Stand at 425 North Service Road West, Wright City, Missouri. Tony Girondo made a motion to take the application under review. Kerry Lambright seconded it and the motion unanimously carried. Don Reed explained that some of his state fire permits need to be in by May and asked if there are any questions he could answer to help it along. Tony Girondo informed Mr. Reed when the next Board meeting and P&Z meeting will be.

Election of Officers (Chairman, Vice-Chairman and Secretary)

Mayor Dave Heiliger made a motion to nominate Angie Reynolds as Secretary. Tony Girondo seconded it and the motion unanimously carried.

Mayor Dave Heiliger made a motion to nominate Tony Girondo as Chairman. Alderman Dan Rowden seconded it and the motion unanimously carried.

Alderman Dan Rowden made a motion to nominate Kerry Lambright as Vice-Chairman. Alderman Mayor Dave Heiliger seconded it and the motion unanimously carried.

Modular Home Request – The Commission discussed the requirements and the difference between manufactured, mobile and modular homes. Mayor Dave Heiliger made a motion to take it under advisement and discuss it at Workshop. Alderman Dan Rowden seconded it and the motion unanimously carried.

Building Official – Report – The Commission Members reviewed the report for March and asked about the miscellaneous permit for Insulation Pro. City Clerk Christine Martin stated she would check on it and get back with them.

Commissioner Comments – There were no comments.

Adjournment – Mayor Dave Heiliger made a motion to adjourn the meeting at 7:20 pm. Alderman Dan Rowden seconded it and the motion unanimously carried.

Approved_____

Attested_____