

**City of Wright City  
Planning & Zoning Commission Minutes  
Monday, April 20, 2015**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, April 20, 2015, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

The following were present: Committee Members Mayor Dave Heiliger, John O'Connor, Angie Reynolds, Alderman Jim Schuchmann, Sal Gertken and Matt Barbey. Tony Gironde was absent. City Staff present was City Clerk Christine Martin.

Signed in Attendance: Tom Dixon, Tim Joyce, Adam Stone, and Dan Scott.

**Call Meeting to Order**

Chairman John O'Connor called the meeting to order at 6:30 pm

**Approval of Planning & Zoning Commission Minutes**

**Minutes from Meeting of March 16, 2015** – Angie Reynolds made a motion to approve the minutes of March 16, 2015. Sal Gertken seconded it and the motion unanimously carried.

**Public Comments/Concerns - None**

**Public Hearing**

**Amend Chapter 405 Zoning, Generally, of the Municipal Code by adding Section 405.110 Off-Street Parking and Loading Requirements** - Chairman O'Connor opened the Public Hearing. There were no questions or comments. Chairman O'Connor closed the Public Hearing.

**Application for Conditional Use Permit from James Scott to operate a U-Haul Dealership at 312 Warren Avenue.** Chairman O'Connor opened the Public Hearing. Adam Stone of U-Haul was present to answer questions. Angie Reynolds asked where the U-Haul equipment would be parked. Mr. Scott stated they will park it on the west side and put it in the back of the building during the Flea Market and bring one or two up front at other times. Angie Reynolds asked how many trucks or trailers they would have at the site. Adam Stone stated there will be two to three trucks and two to three trailers most of the time. He explained that with U-Haul, they have a way to shut off a drop location to prevent too many from being dropped off at one site. There were no further questions. Chairman O'Connor closed the Public Hearing.

**Application for Conditional Use Permit from Meramec Specialty Company for a Temporary Fireworks Stand at 209 North East Service Road.** Chairman O'Connor opened the Public Hearing. Tom Dixon explained the business will be operated the same as before with the same people working and the same hours of business. There were no further questions. Chairman O'Connor closed the Public Hearing.

**Old Business/Recommendations to the Board of Aldermen**

**Comprehensive Plan Review** – There was no discussion.

**Amend Chapter 405 Zoning, Generally, of the Municipal Code by adding Section 405.110 Off-Street Parking and Loading Requirements** – Matt Barbey made a motion to recommend approval to amend Section 405.110 Off-Street Parking and Loading Requirements of Chapter 405 Zoning as submitted. Sal Gertken seconded it and a vote was taken.

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

The motion unanimously carried.

**New Business/Recommendations to the Board of Aldermen**

**Application for Conditional Use Permit from James Scott to operate a U-Haul Dealership at 312 Warren Avenue** – Alderman Schuchmann made a motion to approve the Conditional Use Permit to operate a U-Haul Dealership with the stipulation that only one (1) truck and one (1) trailer to be parked at the front of the building and the remainder of the U-Haul trucks or trailers are to be parked at the rear of the building. Mayor Dave Heiliger seconded it and a vote was taken.

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

The motion unanimously carried.

**Application for Conditional Use Permit from Meramec Specialty Company for a Temporary Fireworks Stand at 209 E. Service Road North** – Matt Barbey made a motion to approve the Conditional Use Permit with the stipulation read by Alderman Schuchmann that any off-site advertising will need to be applied for and be limited to only two (2) off-site directional signs not to exceed 18 x 24 inches in size, limiting the locations to Exit 199 and Exit 200, off of the right-of-way. Angie Reynolds seconded it and a vote was taken.

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

The motion unanimously carried.

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

Chairman John O'Connor made a motion to nominate Matt Barbey as Chairman. Sal Gertken seconded it and the motion unanimously carried.

Mayor Dave Heiliger made a motion to nominate John O'Connor as Vice-Chairman. Angie Reynolds seconded it and the motion unanimously carried.

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

**Building Official – Report** – The Commission reviewed and accepted the March report on Building Permits.

**Commissioner Comments** – None

**Adjournment** – Mayor Dave Heiliger made a motion to adjourn the meeting at 7:00 pm. Angie Reynolds seconded it and the motion unanimously carried.

Approved \_\_\_\_\_

Attested \_\_\_\_\_