

**City of Wright City
Planning & Zoning Commission Minutes
Monday, May 16, 2016**

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

Signed in Attendance: Jim Toothman and Don Reed.

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

Welcome New Committee members

The Planning & Zoning Members welcomed the new Planning & Zoning Member Joe Iannicola to the Committee.

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of April 18, 2016 – Mayor Dave Heiliger made a motion to approve the minutes of April 18, 2016. Alderman Dan Rowden seconded it and the motion unanimously carried.

Public Comments/Concerns - None

Public Hearing

Application for a Conditional Use Permit from Meramec Specialty Company (Fireworks City) to operate a Temporary Fireworks Stand at 209 North Service Road East, Wright City, Missouri. Chairman Tony Girono opened the Public Hearing and asked if there were any questions or comments. Tom Dixon was present and stated the fireworks stand will be operated the same as it has previously. Acting Chairman Girono closed the Public Hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – This item was not discussed.

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. Chairman Tony Girono asked to dismiss the item until Mr. Scott shows up for a meeting again.

Preliminary Subdivision Plat Review for Koehler Subdivision – Chairman Tony made a motion to dismiss the request. Mayor Dave Heiliger seconded it and the motion unanimously carried.

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. Mayor Dave Heiliger made a motion to approve the application. Alderman Dan Rowden seconded it and the motion unanimously carried.

Modular Home Request – The Commission discussed the requirements and the difference between manufactured, mobile and modular homes. City Clerk Christine Martin stated she called the City of St. Charles and they allow modular homes providing they meet the zoning district they are put in and they meet their building code. They are treated like a regular constructed home. Chairman Girondo asked that it be postponed to the next meeting and to ask City Attorney Paul Rost for a recommendation and draft to allow it in the City Municipal Code under SR-1, SR-2, or SR-3. If the recommendation is ready it can get discussed at the Workshop.

New Business/Recommendations to the Board of Aldermen

Application for a Conditional Use Permit from Meramec Specialty Company (Fireworks City) to operate a Temporary Fireworks Stand at 209 North Service Road East, Wright City, Missouri. Mayor Dave Heiliger made a motion to approve the application. Scott Schroeder seconded it and the motion unanimously carried.

Building Official – Report – The Commission Members reviewed the April report. Alderman Dan Rowden made a motion to approve the report. Kerry Lambright seconded it and the motion unanimously carried.

Commissioner Comments – There were no comments.

Adjournment – Alderman Dan Rowden made a motion to adjourn the meeting at 6:55 pm. Mayor Dave Heiliger seconded it and the motion unanimously carried.

Approved _____

Attested _____