

**City of Wright City  
Planning & Zoning Commission Minutes  
Monday, June 20, 2016**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, June 20, 2016, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

The following were present: Committee Members Alderman Dan Rowden, Tony Girondo, Joe Iannicola, Angie Reynolds and Matt Barbey. Mayor Dave Heiliger, Scott Schroeder, and Kerry Lambright were absent. City Staff present was City Clerk Christine Martin.

**Signed in Attendance:** James Toothman, Jim Scott, Brian MeKan, Tracey Hayes, Felicia Andrews and Don Goeglein.

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

**Approval of Planning & Zoning Commission Minutes**

**Minutes from Meeting of May 16 18, 2016 and June 2, 2016** – Alderman Dan Rowden made a motion to approve the minutes of May 16, 2016. Angie Reynolds seconded it and the motion unanimously carried. Alderman Dan Rowden made a motion to approve the minutes of June 2, 2016. Matt Barbey seconded it and the motion unanimously carried.

**Public Comments/Concerns - None**

**Public Hearing**

**Application for a Conditional Use Permit from Brian Mekan of B & Z Trucking Inc. to operate a Repair Facility for Commercial Vehicles at 100 Star Connection Drive, Wright City, Missouri.** Chairman Tony Girondo opened the Public Hearing and asked if there were any questions or comments. Brian Mekan was present and stated they will be doing general repairs to tractor trailers, passenger busses, limos, and trailers. The Commission asked about storage of vehicles and parts. Mr. Mekan stated they will only store vehicles that are in for short-term repairs and will not be storing any parts vehicles. He stated they will not be working on a lot of cars. Chairman Girondo 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 present. Chairman Tony Girondo made a motion to approve the application for Conditional Use Permit with

the approved site plan as presented. Alderman Dan Rowden seconded it and the motion unanimously carried.

**Preliminary Subdivision Plat Review for Koehler Subdivision – This item has been dismissed.**

**Modular Home Request** – The Commission discussed the proposed Modular Home and Chairman Girondo recommended it be moved to the Workshop for the Board to include their input. Alderman Dan Rowden made a motion to table this item for further review. Angie Reynolds seconded it and the motion unanimously carried.

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

**Application for a Conditional Use Permit from Brian Mekan of B&Z Trucking Inc. to operate a repair facility for commercial vehicles at 100 Star Connection Drive.** Chairman Tony Girondo made a motion to approve the application for Conditional Use Permit with the parking plan as submitted. Joe Iannicola seconded it and the motion unanimously carried.

**Building Official – Report** – The Commission Members reviewed the May report. Alderman Dan Rowden made a motion to accept the report. Matt Barbey seconded it and the motion unanimously carried.

**Commissioner Comments** – There were no comments.

**Adjournment** – Chairman Tony Girondo made a motion to adjourn the meeting at 6:50 pm. Angie Reynolds seconded it and the motion unanimously carried.

Note: After the meeting, Ms. Hayes and Ms. Andrews approached the Commission and asked about the progress of the Modular Home Review. Chairman Girondo asked if the property was subdivided into separate lots and Ms. Hayes did not know if the property was divided. Chairman Girondo and Alderman Rowden advised them to go to the Recorder of Deeds Office to see how the property is recorded.

Approved \_\_\_\_\_

Attested \_\_\_\_\_