

**City of Wright City
Planning & Zoning Commission Minutes
Monday, August 15, 2016**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, August 15, 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, Matt Barbey, Joe Iannicola, Angie Reynolds and Kerry Lambright. Scott Schroeder and Tony Gironde were absent. City Staff present was City Clerk Christine Martin.

Signed in Attendance: James Toothman, Tracey Hayes, and Felecia Andrews. Jim Schuchmann was present but did not sign in.

Call Meeting to Order – Kerry Lambright, Vice Chairman, called the meeting to order at 6:30 pm

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of July 18, 2016 – Alderman Dan Rowden made a motion to approve the minutes of July 18, 2016. Angie Reynolds seconded it and the motion unanimously carried.

Public Comments/Concerns - None

Public Hearing

Amend the Municipal Code of the City of Wright City, Missouri pertaining to Modular Homes. Kerry Lambright, Vice Chairman, opened the public hearing for questions or comments. Felicia Andrews was present and stated they wish to build a modular home on one acre of land. She asked to be notified when the ordinance is passed. There were no further questions. Kerry Lambright, Vice Chairman, closed the public hearing

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – There was no action on this item.

Terry Cochran – Presentation of a Site Plan for 220 N. Elm Avenue (Pending receipt of new site plan) City Clerk Christine Martin stated she received a call from Keven Gerloff and he did not expect to have the plans to us until the September Planning & Zoning Meeting. Alderman Dan Rowden made a motion to postpone this item to the September meeting. Mayor Dave Heiliger seconded and the motion unanimously carried.

New Business/Recommendations to the Board of Aldermen

Proposal to amend the City of Wright City Municipal Code pertaining to Modular Homes – Alderman Dan Rowden made a motion to recommend to the Board of Aldermen approval of the amendment to the Municipal Code pertaining to Modular Homes as presented by City Attorney Paul Rost. Angie Reynolds seconded it and the motion unanimously carried.

Building Official – Report – Alderman Dan Rowden made a motion to accept the report. Angie Reynolds seconded it and the motion unanimously carried.

Commissioner Comments

Review of Residential Storage Unit Construction – Jim Schuchmann, 106 Maria Street, was present and discussed the sample ordinance for review that Forstell had passed and said the language in the ordinance was very vague in regards to storage containers. He encouraged the Commission to do a lot more work on defining the new ordinance for the City. He said as it currently reads you could not have a covered trailer on your property which the City allows and you could not have a storage shed in your back yard, or even a residence. He also mentioned that he and other builders will bring in a storage vehicles or trailer during the construction of a development. He asked the Planning & Zoning Commission to consider storage containers as allowed use when builders are developing a subdivision. He said it is typical when building homes that a temporary construction trailer is on site until the subdivision is fully developed. He added when someone is moving into a residence they could be using up to at least three (3) pods.

Adjournment – Alderman Dan Rowden made a motion to adjourn the meeting at 6:45 pm. Angie Reynolds seconded it and the motion unanimously carried.

Approved _____

Attested _____