

**City of Wright City
Planning & Zoning Commission Minutes
Monday, September 19, 2016**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, September 19, 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, Joe Iannicola, Angie Reynolds and Kerry Lambright. Scott Schroeder and Matt Barbey were absent. City Staff present was City Clerk Christine Martin.

Signed in Attendance: James Toothman and Bart Korman of Lewis-Bade. Terry Cochran and Barb Runyon were also in attendance.

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

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of August 15, 2016 – Alderman Dan Rowden made a motion to approve the minutes of August 15, 2016. Angie Reynolds seconded it and the motion unanimously carried.

Public Comments/Concerns - None

Public Hearing - None

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – There was no action on this item and the Commission postponed discussion to the next meeting.

Terry Cochran – Presentation of a Site Plan for 220 N. Elm Avenue (Pending receipt of new site plan) Bart Korman of Lewis-Bade was present and explained the new site plan to the Commission. He stated the proposed office building size will be 16' x 28', just under 500 s.f. There will be three (3) parking spaces with one (1) being handicap assessable. Terry Cochran brought up the issue of the cost of \$3,000 to move the utility pole and the cost to move it again if he would be able to acquire the adjoining property. Terry Cochran stated he is willing to allow the City to hold \$2800 for three (3) years and if he doesn't have the other lots purchased in three (3) years, he will have the pole moved at that time. Tony Girono brought up the requirement of an 8 ft. setback from the property line for parking, but said he would like Building Inspector, Bob Barclay to review the parking. Tony Girono asked about the plans for a hot dog stand and Mr. Cochran said the hot dog stand is on hold until he can capture the other two lots. He plans to lease the office space to an attorney. Alderman Dan Rowden was concerned with the cars having to back out onto Elm Street when leaving the

office building. Mr. Cochran was asked what type of construction it would be and he stated it will frame with brick siding. Alderman Dan Rowden made a motion to postpone this item to the October meeting in order to have Bob Barclay review the site plan. Angie Reynolds seconded and the motion unanimously carried. Bart said he will get with Bob Barclay for his review and recommendations.

New Business/Recommendations to the Board of Aldermen - None

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 – Tony Girondo stated in the past the City allowed construction trailers on site and two 2 x 8 ft. signs put together for an 8 x 8 ft. sign for the new subdivision. The Commission went on to discuss tiny homes and asked to have City Attorney Paul Rost review storage units for homes, tiny home construction and for contractors using storage units/construction trailers on site for new development construction.

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 _____