

**City of Wright City  
Planning & Zoning Commission Minutes  
Monday, September 21, 2015**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, September 21, 2015, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

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

**Signed in Attendance:** Joey Prenger was present but was not signed in.

**Call Meeting to Order** – Chairman Matt Barbey called the meeting to order at 6:30 pm

**Approval of Planning & Zoning Commission Minutes**

**Minutes from Meeting of August 17, 2015** – John O'Connor made a motion to approve the minutes of August 17, 2015. Tony Girondo 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 discussion on this item.

**Review of proposed Amendment to Section 400.050 Procedures of the Wright City Municipal Code to increase the distance for giving notice of zoning amendments and to enact other revisions.** The Commission discussed the proposed change of the distance changing from 200 feet to 400 feet for notifying property owners and putting signs up on the property.

John O'Connor said he agreed with Robert Barclay to keep the distance at 200 feet, but to keep the requirement in the proposed amendment to install signs. The commission discussed installing 3' x 3' signs for notification to surrounding property owners. City Clerk Christine Martin stated there was a discrepancy in the ordinance on page 5, Item 5. Regarding the time that building permit expires. The amendment states one (1) year and the current code states six (6) months. Alderman Schuchmann agreed. Tony Girondo made a motion to recommend approval of the proposed amendment to the Board of Aldermen with keeping the distance of notification to property owners at 200 feet, to install two signs with one (1) on the property and one (1) at a prominent location, and to change the expiration of a building permit to six (6) months. John O'Connor seconded it and a vote was taken:

Vote: Mayor Dave Heiliger – yes John O’Connor – yes  
Alderman Jim Schuchmann – abstained Tony Girono – yes  
Angie Reynolds – absent Matt Barbey – yes  
Scott Schroeder – absent

The motion unanimously carried.

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

**Review of Site Plan for Addition to Reliable Storage at #1 Hat Trick Lane by Joe Prenger.**

The Commission discussed the site plan with the Commission and Mr. Prenger agreed to add two (2) trees to the site.

Tony Girono made a motion to accept the site plan as submitted John O’Connor seconded it and a vote was taken:

Vote: Mayor Dave Heiliger – yes John O’Connor – yes  
Alderman Jim Schuchmann – yes Tony Girono – yes  
Angie Reynolds – absent Matt Barbey – yes  
Scott Schroeder – absent

The motion unanimously carried.

Mr. Prenger was informed to come to the Board of Aldermen on Thursday, September 24<sup>th</sup> for final approval. He was also informed he will need to go through the same process when he is ready to build the third storage building.

**Resignation of Planning & Zoning Member – Member Sal Gertken had submitted his resignation from the Planning & Zoning Commission.**

John O’Connor made a motion to accept the resignation and to forward it to the Board of Aldermen. Tony Girono seconded it and a vote was taken:

Vote: Mayor Dave Heiliger – yes John O’Connor – yes  
Alderman Jim Schuchmann – yes Tony Girono – yes  
Angie Reynolds – absent Matt Barbey – yes  
Scott Schroeder – absent

The motion unanimously carried

**Building Official – Report** – The Commission reviewed and discussed the report.

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

**Adjournment** – Tony Girono made a motion to adjourn the meeting at 7:05 pm. John O’Connor seconded it and the motion unanimously carried.

Approved \_\_\_\_\_

Attested \_\_\_\_\_