

**City of Wright City
Planning & Zoning Commission Minutes
Monday, October 19, 2015**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, October 19, 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 Angie Reynolds. Tony Gironde and Scott Schroeder were absent. City Staff present was City Clerk Christine Martin.

Signed in Attendance: James Toothman and Leonard Brown.

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 September 21, 2015 – John O'Connor made a motion to approve the minutes of September 21, 2015. Angie Reynolds seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Proposed Amendment to Section 400.050 Procedures of the Wright City Municipal Code for giving notice of zoning amendments and to enact other revisions. Chairman Barbey opened the Public Hearing. There were no questions. Chairman Barbey closed the Public Hearing.

Application for Conditional Use Permit from Leonard Brown to operate an Auto Detailing and Auto Sales business at 391 East Service Road North, Wright City, Missouri. Chairman Barbey opened the Public Hearing. Mr. Leonard Brown presented the Commission with a drawing of the site and stated he planned to asphalt where the cars will be parked, as per City code and to make some construction changes in the building and will have a wall to prevent customers from coming into the shop area. He stated arrangements have been made with the owner to have an office in the Westbound Realty building to provide a bathroom to customers. He stated he will not have to put a bathroom in the building then. There were no further questions. Chairman Barbey closed the Public Hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – The Commission requested that it be put on the Workshop Agenda to define parameters of the plan review.

Proposed Amendment to Section 400.050 Procedures of the Wright City Municipal Code for giving notice of zoning amendments and to enact other revisions. John O'Connor made a motion to approve the amendment with submittal to the Board of Aldermen. Angie Reynolds seconded it and a vote was taken:

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

The motion unanimously carried.

New Business/Recommendations to the Board of Aldermen

Application for Conditional Use Permit from Leonard Brown to operate an Auto Detailing and Auto Sales business at 391 East Service Road North, Wright City, Missouri.

John O'Connor made a motion to approve the application with the stipulation that Mr. Leonard follows the City's Municipal Code in regards to asphaltting the parking lot and doing any necessary construction work as directed and recommended by Robert Barclay, Building Inspector. Matt Barbey seconded it and a vote was taken:

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

The motion unanimously carried.

Building Official – Report – The building reports were emailed to the members, but was not copied and put in the packet for discussion.

Commissioner Comments – Angie Reynolds mentioned the port-a-potty sitting on East First Street South across from the haunted house and said she thinks it is dangerous, as it could be hit by one of the tractor-trailers visiting the Industrial Park.

Adjournment – Mayor Dave Heiliger made a motion to adjourn the meeting at 7:05 pm. Angie Reynolds seconded it and the motion unanimously carried.

Approved _____

Attested _____