

**City of Wright City
Planning & Zoning Commission Minutes
Monday, October 24, 2016**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, October 24, 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, Barb Runyon and Tom Dixon 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 September 19, 2016 – Alderman Dan Rowden made a motion to approve the minutes of September 19, 2016. Mayor Dave Heiliger seconded it and the motion unanimously carried.

Public Comments/Concerns - None

Public Hearing

Amend Municipal Code Section 425.20 “SR-3” Single-Family Residential Districts pertaining to side property line setbacks - Tony Girono opened the Public Hearing and asked for questions and comments. Kim Fast of Ivie League Homes was present and requested the side property setbacks to be 7 feet in the SR-3 Single-Family Residential District. Tony Girono closed the Public Hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – There was discussion on this item.

Terry Cochran – Presentation of a Site Plan for 220 N. Elm Avenue - Bart Korman of Lewis-Bade was present and provided a new site plan. Bart Korman stated the site plan with two (2) parking spaces to meet the minimum requirements for the site with one (1) of those being handicap assessable. He stated the proposed office building size will be approximately 500 square feet. Tony Girono stated since the last meeting there has been some issues come up with review of the request. He stated you could not back into a street such as Elm Street and an Alley under the code is not intended for general traffic circulation, and under 405.100 every building erected shall be on a lot adjacent to a public street, or have access to an approved private street, and all struc-

tures shall be located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking. Bart Korman answered that there is 5.25 feet access to Elm Street. There was discussion as to whether a variance would be in order. Tony Gironde made a motion to pass the item onto the Board of Aldermen to review with no recommendation from the Planning Zoning Commission. Alderman Dan Rowden seconded and the motion unanimously carried.

New Business/Recommendations to the Board of Aldermen

Amend Municipal Code Section 425.120 “SR-3” Single-Family Residential Districts pertaining to side property line setbacks – Mayor Dave Heiliger made a motion to approve the setback to 7 feet side yards. Kerry Lambright seconded the motion. Alderman Dan Rowden asked for discussion. The motion was did not pass.

Alderman Dan Rowden asked if the change would affect all residential districts. It was discussed that this requested change would only affect the SR-3 Single-Family Residential Districts.

Alderman Dan Rowden made the motion to approve amending the Municipal Code Section “SR-3” Single-Family Residential Districts pertaining to side property line setbacks, for the change to be made for lot widths of 79 feet or less to allow 7 feet side yards, and for lot widths of 80 feet or more to require 10 feet side yards. Mayor Dave Heiliger seconded it and the motion unanimously carried.

Reliable Storage – Site Plan for an additional building. Mr. Joey Prenger of Reliable Storage was present and submitted a site plan for a third building to be added. Mr. Prenger went over the site plan with the Commission and explained that one change was to eliminate the corner of the third building to accommodate the driveway. He said he will provide ample distance between the buildings for access.

Alderman Rowden made a motion to recommend approval of the site plan presented by Reliable Storage for a third storage building unit. Joe Iannicola seconded it and the motion unanimously carried.

Steve Green – 510 Veterans Memorial Parkway Proposal – Steve Green was present and stated he would like to consolidate two (2) of his business sites into one location at 510 Veterans Memorial Parkway if the City would approve his proposal. Steve Green stated he talked to Robert Barclay and he indicated a septic tank is acceptable in the City, as the problem with the site is there is no sewer line on the property. The Commission discussed the site and indicated they would be in favor of it providing he met the parking lot requirements by paving the front areas to allow for employee and customer parking and had a screened privacy fence as was approved for his other business on the north service road. The Commission informed Mr. Green he would be required to bring in an engineered site plan with the application for a Conditional Use Permit since it is required for an automotive business.

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

Commissioner Comments

Review of Residential Storage Unit Construction – Tony Girondo asked that this item remain on the Agenda for discussion. City Clerk Christine Martin added that per the City Attorney the City is protected from storage units being used as residential dwellings.

Adjournment – Mayor Dave Heiliger made a motion to adjourn the meeting at 7:20 pm. Angie Reynolds seconded it and the motion unanimously carried.

Approved _____

Attested _____