

**City of Wright City
Planning & Zoning Commission Minutes
Monday, November 16, 2015**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, November 16, 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, Angie Reynolds, and Tony Girondo. Scott Schroeder was absent. City Staff present was City Clerk Christine Martin.

Signed in Attendance: Mike Kohler, Kevin Gerloff, Bart Korman and Ralph Hellebusch.

Call Meeting to Order – Vice Chairman John O'Connor called the meeting to order at 6:30 pm

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of October 19, 2015 – Alderman Jim Schuchmann made a motion to approve the minutes of October 19, 2015. Angie Reynolds seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Application for a Conditional Use Permit from Warren County Ambulance District for an Ambulance Quarters to be located at the southwest corner of Bell Road and Westwoods Road. Vice Chairman John O'Connor opened the Public Hearing. Mike Kohler was present and stated he was attending the meeting to represent him and some other neighbors. He said their only concern was if there was going to be loud siren use every time the ambulances left the facility. Mr. Gerloff explained that in most cases the ambulances will only use their lights when leaving the building and use their sirens when entering into a more congested area where it may be needed. Commission Member Tony Girondo stated that he lives within blocks of the existing ambulance quarters and they have never had an issue with excessive noise. Vice Chairman John O'Connor said he did have a concern with the intersection at Westwoods and Bell Road because it becomes very slippery in inclement weather. Mr. Gerloff stated the main entrance would be on Bell Road and another drive-through entrance will be on Westwoods Road. Mr. Gerloff added that County wide Warren County Ambulance District answers approximately 300 to 400 calls per month. There were no further questions or comments. Chairman Barbey closed the Public Hearing.

Application for Rezoning from First Assembly Church to Rezone 632 Westwoods Road from C-4 General Commercial Zoning District to SR-3 Single Family Residential District. Chairman Barbey opened the Public Hearing. There was no one present from First Assembly Church. Bart Korman of Lewis-Bade was present to discuss the application. He explained the house was sold and subdivided from the Church property and will revert to SR-3 Single Family Zoning District, which is the same zoning as the adjacent homes on Westwoods Road. There were no further questions. Chairman Barbey closed the Public Hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – The Commission did not discuss the Comprehensive Plan Review. John O’Connor said with the Holidays, it will probably be after the first of the year when they begin discussion on it again.

New Business/Recommendations to the Board of Aldermen

Application for a Conditional Use Permit from Warren County Ambulance District for an Ambulance Quarters to be located at the southwest corner of Bell Road and Westwoods Road. Tony Girondo made a motion to recommend approval of the Conditional Use Permit. John O’Connor 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 - yes
	Scott Schroeder – absent	

The motion unanimously carried.

Application for Rezoning from First Assembly Church to Rezone 632 Westwoods Road from C-4 General Commercial Zoning District to SR-3 Single Family Residential District. Tony Girondo made a motion to approve the Application for Rezoning 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	Matt Barbey – yes
	Angie Reynolds – yes	Tony Girondo - yes
	Scott Schroeder – absent	

The motion unanimously carried.

Building Official – Report – The Commission Members reviewed the reports for September and October.

Commissioner Comments – There were no further comments from the Commission Members.

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

Approved _____

Attested _____