

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

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

**Signed in Attendance:** Vaughn Telfer of TNT, Rick and Chris Willman, and Tracey Hayes were present.

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

**Approval of Planning & Zoning Commission Minutes**

**Minutes from Meeting of November 21, 2016** – Alderman Dan Rowden made a motion to approve the minutes of November 21, 2016. Angie Reynolds seconded it and the motion unanimously carried.

**Public Comments/Concerns**

Tracey Hayes was not on the Agenda, but asked the Commission about property she bought and if a modular home can be put on one of the lots. The Commission asked her to check with the recorder's office see how that one lot is recorded. If the lot is recorded separate from the other lots, she would not need to apply for a resubdivision of the property.

**Public Hearing**

**Application for Conditional Use Permit from David Heiliger to operate a home office at 96 Weatherby Lane, Wright City, Missouri, for Heiliger Distribution for the sale of automotive products.** Tony Girondo opened the public hearing. Dave Heiliger stated it will be only an office for an auto product supply business. He said there will be no customers, no trucks coming to his residence, just a red mini-van. There were no other comments. Tony Girondo closed the public hearing.

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

**Comprehensive Plan Review** – The Commission postponed this item.

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

**Application for Conditional Use Permit from David Heiliger to operate a home office at 96 Weatherby Lane, Wright City, Missouri, for Heiliger Distribution for**

**the sale of automotive products.** Kerry Lambright made a motion to approve the Conditional Use Permit to David Heiliger to operate a home office at 96 Weatherby Lane. Joe Iannicola seconded the motion and the motion carried with seven (7) yes votes and one (1) abstained by David Heiliger.

**Review and Approval of Site Design Permit Plans for Scenic Regional Library proposed on Wildcat Drive** – Tim Schowe and David VanLeer Of Cochran Engineering were present to discuss the site plan. Alderman Dan Rowden made a motion to accept the plan as submitted. Mayor David Heiliger seconded it and the motion unanimously carried.

**Review of site plan for Vaughn Telfer for request of parking vehicle and trailer** – Mr. Telfer was present and asked permission to park a box trailer and a work vehicle at his business at 201 Hedeman Avenue. Alderman Dan Rowden made a motion to recommend approval of the request with the restriction that derelict vehicles will be parked inside of the building and none to be stored outside. Kerry Lambright seconded it and the motion unanimously carried.

**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** – Removed from Agenda as the it was discussed that the City Attorney stated the City is covered under the existing Municipal Code.

**Adjournment** – Kerry Lambright made a motion to adjourn the meeting at 7:15 pm. Joe Iannicola seconded it and the motion unanimously carried.

Approved \_\_\_\_\_

Attested \_\_\_\_\_