

**City of Wright City
Planning & Zoning Commission Minutes
Monday, May 19, 2014**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, May 19, 2014, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

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

Signed in Attendance: James Toothman, Nicci Fears, Justin Fears, Ronald Saulka, Bob Fitzgerald, and Lance Sechrest.

Call Meeting to Order

Chairman John O'Connor called the meeting to order at 6:30 pm

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of April 21, 2014 – Angie Reynolds made a motion to approve the minutes of April 21, 2014, with corrections. Tony Gironde seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Application for Conditional Use Permit from Ronald Saulka dba Midwest Rod & Custom to operate business to purchase, restore & Sell vintage trucks and cars and accessories at 14980-C Veterans Memorial Parkway. Chairman John O'Connor opened the public hearing. Ron Saulka was present and stated he would be restoring and selling vintage trucks and cars and also selling accessories. There were no other comments and Chairman John O'Connor closed the public hearing.

Application for Conditional Use Permit from Fearsome Entertainment LLC to operate a Haunted Attraction at 302 East First Street South. Chairman John O'Connor opened the public hearing. Mr. Fears discussed the proposed project and said it will be in the middle of the building. The business will be a seasonal attraction. Mr. Fears said he will address all issues that Bob Barclay and Josh of the Fire Department addressed. He said all customers will be picked up at the parking lot and shuttled to the entrance door, which will have a black canopy over it. He explained that the attraction site will not be advertised. Chairman O'Connor went over the items that Bob Barclay addressed for the proposed attraction relating to code compliance. Alderman Schuchmann complimented Mr. Fitzgerald on cleaning up the property. He added that he was concerned with the north side of the street next to the building where it has been filled in with rock as there are vehicles being parked there now.

He said there needs to be “No Parking Signs” or it needs to be paved. Mr. Fitzgerald asked if they could park on the west side on the gravel. Alderman Schuchmann said he could park on the west side as it is grandfathered, since there had been a gravel parking lot there. Mr. Fitzgerald said he would take care of the graveled area that was a concern, and would add some handicap parking spaces. There were no other comments and Chairman John O’Connor closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Amend Section 401.100 Supplemental Regulations of the Municipal Code pertaining to clarification of setback requirements for accessory structures.

Sal Gertken made a motion to approve the City Attorney’s Draft of the Ordinance Amendment ‘As Is’ and forward it to the Board of Aldermen for passage. Angie Reynolds seconded it and a vote was taken.

Vote:	Mayor Dave Heiliger – yes	John O’Connor – yes
	Alderman Jim Schuchmann – Yes	Sal Gertken - yes
	Tony Girono – yes	Angie Reynolds – yes
	Matt Barbey – yes	

The motion unanimously carried.

Comprehensive Plan Review/Off-Street Parking Review – Chairman John O’Connor said they are about two-thirds of the way through the off-street parking review and will be ready for review to review it at the next workshop and then bring it back to next month’s Planning & Zoning Commission Meeting before forwarding it to the Board of Alderman. Once the Off-Street Parking Review they will continue with the Comprehensive Plan Review.

New Business/Recommendations to the Board of Aldermen

Application for Conditional Use Permit from Ronald Saulka dba Midwest Rod & Custom to operate business to purchase, restore & Sell vintage trucks and cars and accessories at 14980-C Veterans Memorial Parkway.

Tony Girono made a motion to recommend approval of the Conditional Use Permit to Ronald Saulka dba Midwest Rod & Custom as submitted, with the stipulation that there will be no outside storage of automobile parts. Sal Gertken seconded it and a vote was taken.

Vote:	Mayor Dave Heiliger – yes	John O’Connor – yes
	Alderman Jim Schuchmann – Yes	Sal Gertken - yes
	Tony Girono – yes	Angie Reynolds – yes
	Matt Barbey - yes	

The motion unanimously carried.

Application for Conditional Use Permit from Fearsome Entertainment LLC to operate a Haunted Attraction at 302 East First Street South. Tony Girono suggested tabling the

application for a month based on Bob Barclay’s recommendations and to give the applicant time to work things out. Nicci Fears explained they are purchasing an attraction that is located in Dallas, Texas, and was hoping to have it delivered before the next meeting. Mr. Fitzgerald said he will provide whatever Bob is requiring for the business. Nicci Fears said they are pushed to get the marketing and advertising started.

Alderman Jim Schuchmann made a motion to recommend approval of the Conditional Use Permit to Fearsome Entertainment LLC to operate a Haunted Attraction at 302 East First Street South with the stipulation that the requirements from Bob Barclay of Brickkicker Inspection Services and with Josh of the Wright City Fire Department are fulfilled for obtaining the Building Permits and Occupancy Permit. Sal Gertken seconded it and a vote was taken.

Vote:	Mayor Dave Heiliger – yes	John O’Connor – yes
	Alderman Jim Schuchmann – Yes	Sal Gertken - yes
	Tony Girondo – yes	Angie Reynolds – yes
	Matt Barbey – yes	

The motion unanimously carried.

Insulation Pros – Lance Sechrest was present and asked about parking a trailer behind Wright Hair Shop across from their business to enable them to store extra insulation for their business. Mr. Sechrest said the owner of the Wright Hair Shop is okay with the trailer to be parked behind their business. Alderman Schuchmann discussed the proposal and suggested finding an alternate location as the City is working towards trying to beautify the I-70 Corridor. The Commission said they will check to see if there are any businesses that would allow the trailer to be parked and for him to keep in touch with the City Clerk.

Building Official – The Commission accepted the report from the Building Official.

Commissioner Comments – John O’Connor asked about signage for the new Vapor Source business and if they have sign permits. The small signs are at the intersections around town.

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

Approved _____

Attested _____