

**City of Wright City
Planning & Zoning Commission Minutes
Monday, June 16, 2014**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, June 16, 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, Matt Barbey, Sal Gertken, and John O'Connor. City Staff present was City Clerk Christine Martin. Tony Gironde was absent.

Signed in Attendance: James & Susan Scott of "A Walk Down Memory Lane" Others Present: Wendell & Lois Meyer

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 May 19, 2014 – Sal Gertken made a motion to approve the minutes of May 19, 2014. Angie Reynolds seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Application for Conditional Use Permit from James & Susan Scott, to operate a Flea market on Saturdays from 7:00 am to 12 noon in the Spring, Summer and Fall months at 312 Warren Avenue. Chairman John O'Connor opened the public hearing. Mr. & Mrs. Scott were present and stated they would like to have a Flea Market as requested to be held on the parking lot on the west side of their building. The Chairman asked for questions. Angie Reynolds asked if it was part of the Memory Lane Antiques and Mr. Scott said yes and that it will be located on the opposite side of the building of where the flowers are. City Clerk Christine Martin asked Mr. Scott if the Flea Market vendors would be from his business or people coming in and setting up on the back of their pickup trucks. Mr. Scott said it would be both vendor booths and tailgate sales, and the spaces will be open to the public. Mr. Scott said it will be cleaned up after every Saturday sale. Mrs. Scott said they would not be selling animals, pets, or food items. Mrs. Scott said she believes it will be a benefit by bringing people to the City for sales to other businesses. There were no further comments and Chairman John O'Connor closed the public hearing.

Application for Conditional Use Permit from William Survant to request a residential use in the C-5 Commercial Downtown District, at 123 W. 1st Street North. Chairman John

O'Connor opened the public hearing. Mr. Survant was not present. There were no other comments and Chairman John O'Connor closed the public hearing.

Amend Chapter 430 Commercial Districts, Section 430.130 Commercial Permitted Uses, "C-5" Downtown Commercial District to allow certain residential use. Chairman John O'Connor opened the public hearing and read the Public Hearing Notice from the City. There were no comments and Chairman John O'Connor closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review/Off-Street Parking Review – Chairman John O'Connor stated that Alderman Jim Schuchmann, Angie Reynolds and himself reviewed the Off-Street Parking Review and are recommending some changes. He asked everyone to take the printed draft of the proposed Off-Street Parking ordinance home to review and asked that it be put on the next Planning & Zoning Agenda for recommendation for approval and to then be forwarded to the Board of Aldermen for their approval.

New Business/Recommendations to the Board of Aldermen

Application for Conditional Use Permit from James & Susan Scott, to operate a Flea market on Saturdays from 7:00 am to 12 noon in the Spring, Summer and Fall months at 312 Warren Avenue. Alderman Jim Schuchmann asked the applicant to define spring, summer and fall. Mr. Scott agreed on having the Flea Market from March 1st to November 15th. Sal Gertken made a motion to recommend approval of the Conditional Use Permit to James & Susan Scott to operate a Flea Market on Saturdays from 7:00 am to 12 Noon in the Spring, Summer, and Fall months from March 1st to November 15th with the stipulation the Flea Market is operated only on the west parking lot. 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 – Absent | Angie Reynolds – yes |
| | Matt Barbey - yes | |

The motion unanimously carried.

Application for Conditional Use Permit from William Survant to request a residential use in the C-5 Commercial Downtown District, at 123 W. 1st Street North. Mr. Survant was not present. Sal Gertken made a motion to postpone the application to the next Planning & Zoning Meeting. 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 – Absent | Angie Reynolds – yes |
| | Matt Barbey - yes | |

The motion unanimously carried.

Amend Chapter 430 Commercial Districts, Section 430.130 Commercial Permitted Uses, “C-5” Downtown Commercial District to allow certain residential use. Alderman Schuchmann said this proposed amendment was discussed by the Board for the purpose of allowing a residence to be built in C-5 Downtown Commercial, providing there is residential use on both sides of the property. Matt Barbey made a motion to recommend approval amending Chapter 430 Commercial Districts, Section 430.130 Commercial Permitted Uses, “C-5” Downtown Commercial District to allow certain residential use. 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 – Absent | Angie Reynolds – yes |
| | Matt Barbey – yes | |

The motion unanimously carried.

Building Official – The Commission discussed and 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 as the small signs are at most of the intersections around town. Matt Barbey asked about a vacant area at the end of Spring Hill Circle. Alderman Schuchmann said he believed it belonged to the City. Matt Barbey said he thought there was supposed to be some green space for the residents and that it would be a good place to put a picnic table. Alderman Schuchmann said he would check into it. Sal Gertken brought up a work truck that is parked on the corner of Roelker Road and Horseshoe Court that he feels is a safety issue. Alderman Schuchmann suggested to Sal Gertken the best way to approach the request is to get together a signed petition of the residents regarding the issue. The Commission also discussed vacant foreclosed homes in the City. Angie Reynolds asked about the house on Westwoods Road that was in disrepair and if the City was going to tear down. Alderman Schuchmann said it would be very costly for the City to demolish the residence.

Adjournment – Angie Reynolds made a motion to adjourn the meeting at 7:10 pm. Sal Gertken seconded it and the motion unanimously carried.

Approved _____

Attested _____