

**City of Wright City
Planning & Zoning Commission Minutes
Monday, July 21, 2014**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, July 21, 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, Tony Girondo, and John O'Connor. City Staff present was City Clerk Christine Martin

Signed in Attendance: James Toothman, Ronald Saulka, William Survant (Sr.), Jessica Grose, Pamela L. Bueltmann, and Vaughn Telfer

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 June 16, 2014 – Angie Reynolds made a motion to approve the minutes of June 16, 2014. Sal Gertken seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Application for Home Occupation Conditional Use Permit from Jessica Grose, to operate a Home Office for a Photography Business at 204 Midland Drive.

Chairman John O'Connor opened the public hearing. Ms. Jessica Grose was present and stated she would like to have just a home office and will just be using a computer for her work. She said there will be no traffic to her home; she will be doing photography at other locations. Ms. Pam Bueltmann was present to ask about the business and was concerned about traffic to the business. Tony Girondo spoke up and explained that the Planning and Zoning Commission does put restrictions on the Conditional Use Permits as needed, keeping in mind if it is in a residential neighborhood. There were no further comments and Chairman John O'Connor closed the public hearing.

Application for Conditional Use Permit from Vaughn Telfer to do Auto Body Repair at 201 Hedeman Avenue.

John O'Connor opened the public hearing. Mr. Telfer was present and explained the shop will not be open to the general public. He said he will only use it for personal use of repairing cars. He stated he will not be painting cars there as he has a paint booth at another location. Mr. Telfer said he talked to the owner, Jackie Brower, regarding the bathroom remodel to accommodate the other tenant in the building. Mr. Telfer said he will

not be parking cars at the building, but may on occasion park a trailer overnight on the gravel behind the building, until he can get it in the building the next morning. There were no other comments and Chairman John O'Connor closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – No Comments

Off-Street Parking Review – Chairman John O'Connor asked everyone if they had a chance to review the Off-Street Parking Ordinance and if there were questions or comments. There were no questions or comments. Sal Gertken made a motion to recommend sending the Off-Street Parking Ordinance Proposal to the Board of Aldermen for their review and order of a Public Hearing. 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.

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. William Survant Sr. was present and explained they purchased the building in May. They are operating a Heating & Cooling business out of the building, but would like the option of having a bedroom in the building, or a lounge. Mr. Survant said he talked to Robert Barclay regarding the requirements of having living quarters in the building and understands it will require a window for egress. Alderman Jim Schuchmann made a motion to postpone the item in order to allow time to review it with the building inspector. 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.

New Business/Recommendations to the Board of Aldermen

Application for Home Occupation Conditional Use Permit from Jessica Grose, to operate a Home Office for a Photography Business at 204 Midland Drive. Alderman Jim Schuchmann made a motion to approve the Conditional Use Permit with the stipulation that there will be no additional traffic to the residence, or appointments made at the residence in connection with the business. Mayor Dave Heiliger 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.

Application for Conditional Use Permit from Vaughn Telfer to do Auto Body Repair at 201 Hedeman Avenue. Alderman Jim Schuchmann made a motion to approve the Conditional Use Permit with the stipulations that Mr. Telfer complies with Bob Barclay’s recommendations, that there will be no clients coming to the business due to an insufficient parking area for the building, and that there will be no outside storage allowed. Mayor Dave Heiliger 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.

Midwest Rod & Custom – Request for Extra Storage – Ron Saulka of Midwest Rod & Custom was present and requested permission to put a storage container at the rear of his building on the gravel. He provided a picture of the storage container to the Commission Members and said the container will be 8 feet 6 inches tall and 20 feet long. The container will be leased. Mr. Saulka said he had permission from the property owners to put the storage container on the property. Mr. Barbey asked Mr. Saulka if he considered renting a storage unit verses having a storage container. Mr. Saulka stated that may be his next option if he can’t have the storage container, but preferred to have the storage on site. Alderman Schuchmann recommended postponing it until he or the other members had a chance to talk to Bob Barclay, since it does open it up for other area businesses possibly wanting a storage container. He suggested talking about it at the next Workshop. Alderman Schuchmann made a motion to postpone the request to the August Planning & Zoning Meeting. Angie Renolds seconded it and the motion carried.

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

Commissioner Comments

Tony Girondo discussed a procedure to have public hearings one month and then the recommendations to the Board the following month.

John O’Connor asked about banners and signage. Mayor Dave Heiliger discussed the City being lenient during the summer months with allowing them to stay up.

-

City Clerk Christine Martin asked if everyone looked at the training opportunity that was emailed. Angie Reynolds said she may be interested in the training and so did Alderman Jim Schuchmann. Chairman John O'Connor asked everyone to contact Christine if they were interested.

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

Approved _____

Attested _____