

**City of Wright City
Planning & Zoning Commission Minutes
Monday, August 18, 2014**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, August 18, 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 and Tony Girondo. John O'Connor and Sal Gertken were absent. City Staff present was City Clerk Christine Martin

Signed in Attendance: James Toothman and William Survant (Sr.)

Call Meeting to Order

Acting Chairman Tony Girondo called the meeting to order at 6:30 pm

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of July 21, 2014 – Angie Reynolds made a motion to approve the minutes of July 21, 2014. Jim Schuchmann seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Application for Conditional Use Permit from Don Reed for a Temporary Flea Market to be held at 425 West Service Road North on Saturdays in the Summer and Fall months. Tony Girondo opened the public hearing. Mr. Reed was present and explained his proposal to have a Flea Market on Saturdays. He said he thought since he had property in town he would try having a Flea Market and possibly even sell some of his own items. The Flea Market will be held in front of his business with marked-off parking in the gravel area and tables in the grass. He said he would be agreeable to having a port-a-potty, if required. He is proposing to be open on Saturdays, possibly in the afternoons and stay open until 5:00 or 6:00 pm. There were no other comments and Tony Girondo closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – No Comments

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. He said they would like the option of having a bedroom in the building, or a lounge. It has a full bathroom and a shower, kitchen, sink, and stove. The building has a bedroom but does not have a window to get to the outside. If he put the bed in the main living area, that has a window to get to the outside. They plan to renovate the entire

building with new siding and a new roof. The offices for the business will be located on the northwest side of the building. What was used as a bedroom before will be used for either a lounge or a living space. The single door entrance on First Street will be entering into the proposed living quarters. Alderman Jim Schuchmann said there has been a discussion of the request for residential, especially when you look back at some of the old businesses that had the business owner living upstairs. Alderman Schuchmann said he could see it being possible if it was an owner tenant. Mr. Servant stated he had no intention of renting out the living quarters. Alderman Schuchmann asked Mr. Servant for another month to review his request and the City's ordinance and Mr. Servant agreed. City Clerk Christine Martin added that the reason why the request for a Conditional Use Permit is because he was asking for a Residential Use in a Commercial.

Midwest Rod & Custom – Request for Extra Storage – Ron Saulka of Midwest Rod & Custom was not present. Mayor Heiliger stated that after talking to Mr. Saulka, he seemed to be agreeable with putting up a portable building, providing he could take it with him if he moves. Mayor Heiliger said he did not think the storage container was the way to go. Tony Girondo made a motion to deny the request for a storage container as submitted. Matt Barbey seconded it and the motion unanimously carried. Tony Girondo asked that a letter of denial be sent and he could come back with a second request.

New Business/Recommendations to the Board of Aldermen

Application for Conditional Use Permit from Don Reed for a Temporary Flea Market to be held at 425 West Service Road North on Saturdays in the Summer and Fall months. Matt Barbey made a motion to approve the Conditional Use Permit with the stipulation that the request meets the requirements of the Building Inspector Robert Barclay. Tony Girondo seconded it and a vote was taken.

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

The motion unanimously carried.

Steve Green – Action Automotive – Change of Business Location – Steve Green was present to ask what would be required to operate in the building at 277 E. Service Road North, owned by Mary Ann Barley. Mary Ann Barley was present. He discussed the rules that say you can't park on the gravel overnight. He said the gravel parking is behind the fence, and next to the building to the rear. Steve Green said there is asphalt parking in the front of the building. Steve Green stated one question was is what to do about the area where the State has right-of-way since the State will not asphalt or allow it, because if all of the rock from the parking area washes into the road you will be ticketed. Mary Ann Barley said the reason it was not all asphalted was because she had a cedar fence and there was semi-trucks coming in. Steve said he just needs to know what to do to occupy the entire building. Steve said the cars that need to be repaired will be parked behind the fence and explained he could put the slats in the fence for screening. Tony Girondo said he liked the idea of the fence being screened. Tony Girondo said the Commission will pass their comments onto the Building Inspector Bob Barclay.

Compost Pile – Definition – The Commission discussed the submitted definition from Treasurer Karen Girondo and asked if a more specific definition could be submitted. The Commission asked if it could be moved to Workshop.

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

Commissioner Comments

Angie Reynolds asked about occupancy permits and how you make sure that people moving in or out obtains their occupancy permits. She said the City is losing money by not getting the proper inspections and does not believe the occupancy permits are being enforced. There was also discussion of water service in connection to occupancy permits. Don Reed agreed that inspections are needed, but feels the landlord is helpless once the tenant moves in.

Don Reed discussed the possibility of changing his “Reed’s Inn” to a motel so that he could change his tenant’s occupancy to a day-to-day operation. Alderman Schuchmann informed Mr. Reed the change would change the classification of his business.

Nicci Fears of Fearsome Entertainment LLC attended the meeting and discussed placement of signs for their proposed business. Nicci Fears said she talked to Harry Prior regarding the vacant lot he owns and he agreed to give approval to install directional signs if the City is okay with it. Nicci Fears said she talked with Norfolk-Southern and they are going to work on a right-of-way contract, providing she has an insurance policy. She also talked to Keith Long of MODOT regarding directional signs and he indicated Fearsome Entertainment would be responsible for removing the signs immediately after the event closes. Tony Girondo asked for the proposed locations of the signs and she stated they will be located at 2nd and Elm by the strip mall, both exits, and one at S. Stringtown Road. She said Bob Barclay did not seem to have a problem with the search light. Alderman Schuchmann asked Ms. Fears to contact Karen Girondo or Larry Janish for determining what the right of way is for Elm Street.

Adjournment – Tony Girondo made a motion to adjourn the meeting at 7:30 pm. Angie Reynolds seconded it and the motion unanimously carried.

Approved _____

Attested _____