

**City of Wright City
Planning & Zoning Commission Minutes
Monday, September 15, 2014**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, September 15, 2014, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

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

Signed in Attendance: James Toothman and Robert Modglin and Denise Taykowski of Fireworks Fanatics. Mary Ann Barley was also present.

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 August 18, 2014 – Tony Girondo made a motion to approve the minutes of August 18, 2014. Angie Reynolds seconded it and the motion unanimously carried.

Public Comments/Concerns – Mary Ann Barley, property owner of 277 East Service Road North, was present along with Robert Modglin and Denise Taykowski of Fireworks Fanatics. Mary Ann Barley explained that Robert Modglin of Fireworks Fanatics wished to lease about 1.5 acres year-round from her for putting in a temporary fireworks stand next year and parking and storing three (3) containers full of fireworks. Mr. Modglin said he plans to apply for a Fireworks Permit in April/May of 2015. He was not sure exactly what kind of containers he will have at this time. Ms. Barley stated the storage trailers would be about 200 feet away from the building and about 170 feet away from the roadway and stated the fence on the east side would be moved west so there would be some enclosure. Chairman O'Connor asked Mr. Modglin if he could install privacy slats in the chainlink fence to block view of the storage trailers from the street. Mr. Modglin said that would not be an issue. Alderman Schuchmann stated the first thing the Commission will need is a site plan with a proposal showing the building, boundaries of the property, and pictures attached to a Conditional Use Permit Application. He also suggested to Mr. Modglin to check with the Wright City Fire Department on the storage of fireworks. Alderman Schuchmann informed Mr. Modglin that he will need to start with a Conditional Use Permit Application just for the storage units for the next Planning & Zoning Meeting. Mr. Modglin said if it is an 18 wheeler that he goes with, the trailer will be dropped to the ground. Alderman Schuchmann stated if the storage units are going to be stored behind the building, it does make it more palatable. Ms. Barley said she has more property further back that can be used for storage which is fenced and is not visible

from the road. Alderman Schuchmann suggested a plan with Option ‘A’ and ‘B’ on two different locations of the proposed storage containers. He also asked if the units are or could be painted and Mr. Modglin said he would be purchasing the units and painting them would not be an issue.

Public Hearing – None

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – There was no discussion on the Comprehensive Plan, but Chairman O’Connor said that Off-Street Parking was being reviewed and discussed as part of the Comprehensive Plan.

Off-Street parking Re-Review – John O’Connor said this was reviewed with Angie, Jim Schuchmann, and Karen Girondo just prior to the meeting. He stated that since Karen is working on a proposed “Downtown Redevelopment Plan” they did not want to be in conflict with it. He stated they would like to come up with a new off-street loading and parking ordinance, since the current off-street loading requirements are spread out over the entire code. John O’Connor said he, Angie, and Jim will meet again prior to the next Planning & Zoning Meeting. The time will be announced at the next Workshop.

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 was not present. Sal Gertken made a motion to approve the Conditional Use Permit with the stipulation that the request meets the requirements of the Building Inspector Robert Barclay and only allow a member of the immediate family to occupy the residence. 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 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 not present. City Clerk Christine Martin said the applicant wanted it postponed to next month. John O’Connor asked that it be moved to the next Workshop and to the next Planning & Zoning Meeting so that storage units can be discussed. Alderman Schuchmann said he doesn’t have a problem with the storage units as long as they are out of direct sight of the public. He added it would be preferred that they have a nice coat of paint on them such as a tan color that would blend in with the surroundings.

New Business/Recommendations to the Board of Aldermen – None

Building Official – Report – The Commission discussed and accepted the report from the Building Official. John O’Connor asked about the new sign for Mikey’s Pour House Bar and Grill and if he got a permit for it. Karen explained the City has never required permits for name changes if it is still the same owner, the same as billboards.

Commissioner Comments – Mayor Heiliger mentioned that Saturday is the Strassenbash Parade and asked if anyone wanted to ride in the parade.

Adjournment – Angie Reynolds made a motion to adjourn the meeting at 7:00 pm. Sal Gertken seconded it and the motion unanimously carried.

Approved _____

Attested _____