

Special Meeting Minutes
Planning & Zoning Commission
September 6, 2012

The Wright City Planning & Zoning Commission met for a special meeting to discuss the Oakhill Project on Thursday, September 6, 2012 at 6:30pm in City Hall.

The following was present Chairman Tony Girono, Commission members John O'Conner, Angie Reynolds, Mayor David Heiliger and Alderman Jim Schuchmann and Economic Developer/Treasurer Karen Girono.

Others present and signed in were William Levinson and Bill Morley.

Call to Order

Chairman Tony Girono called the meeting to order at 6:30pm.

Oakhill Project

William Levinson explained the program for the housing being proposed for Oakhill. Tenets have to meet certain income limits and a typical rent would be about \$700 per month which is not subsidized. The tenets must meet guidelines set by the ownership and have an option to buy after 18 years. The developers will do a complete street scape which will be superior to any a regular developer would put in and it is all completed at the same time. John O'Conner asked about the extension of Wildcat Drive. Mr. Levinson said that the landowner will not sell the land or option it and he will not build the road because it restricts the option on his land use. It was stated that the road is in the City's Master Plan. Mr. Levinson said his engineers had met with the Fire Department and was told that the cul-de-sac was large enough for an emergency vehicle to turn around in. He asked if the city was making other subdivisions do the two exits and was told yes that had been a requirement for the last couple of years. Mr. Levinson asked if they could put a stub road in and gravel it until Wildcat was developed and were told no.

Mr. Levinson was given a letter from the Wright City School District to the City stating the district was in opposition to the project since the school already had over 50% of their students on free or reduced lunches. The Commission also stated that they have had calls from the citizens not wanting this. It was suggested to look at existing subdivisions that have areas not yet developed for this project and was told this was not feasible.

John O'Conner made the recommendation to decline the application for the Oakhill Project. David Heiliger seconded it and unanimously carried.

Adjournment

Being no other business, David Heiliger made the motion to adjourn the meeting. John O'Conner seconded it and the meeting was adjourned.

Approved _____

Attested _____