

**City of Wright City  
Planning & Zoning Commission Minutes  
Monday, November 17, 2014**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, November 17, 2014, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

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

Signed in Attendance: Jerry Wolford  
(Ann Barley, property owner of 277 East Service Road North, was present along with Robert Modglin of Fireworks Fanatics)

**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 September 15, 2014** – Sal Gertken made a motion to approve the minutes of September 15, 2014. Angie Reynolds seconded it and the motion unanimously carried.

**Public Comments/Concerns** – None

**Public Hearing**

**Application for Conditional Use Permit from Fireworks Fanatics to store three (3) New Enclosed Trailers at 277 E. Service Road North, Wright City, Missouri.** Chairman John O'Connor opened the public hearing. Alderman Jim Schuchmann asked Mr. Modglin if they were shipping containers or trailers and he stated they were shipping containers. Alderman Schuchmann asked what color they would be and stated he preferred them to be painted beige. Mr. Modglin said they could be any color the City wanted them to be. There were no other questions or comments. Chairman John O'Connor closed the public hearing.

**Application for Conditional Use Permit from Jerry Wolford to operate a Used Car Lot at 14980-B Veterans Memorial Parkway, Wright City, Missouri.** Chairman John O'Connor opened the public hearing. Alderman Schuchmann asked if there was any gravel parking. Jerry Wolford stated the parking is all paved and striped. Alderman Schuchmann asked Mr. Wolford if he planned any outside storage of auto parts or disassembled vehicles and he stated no. There were no other questions or comments. Chairman John O'Connor closed the public hearing.

**Old Business/Recommendations to the Board of Aldermen**

**Comprehensive Plan Review** – There was no discussion on this item and Chairman O'Connor said discussion could be postponed until after the first of the year.

**Off-Street parking Re-Review** – There was no discussion on this item and Chairman O’Connor said discussion could be postponed until after the first of the year.

**New Business/Recommendations to the Board of Aldermen**

**Application for Conditional Use Permit from Thomas Foster to operate a home office for doing business as a Home Improvement Contractor, at 20 Twin Pines Drive, Wright City, Missouri.** Mr. Foster was not present. Alderman Jim Schuchmann made a motion to postpone the application until the applicant could be present. Angie Reynolds seconded and the motion unanimously carried.

**Application for Conditional Use Permit from Fireworks Fanatics to store three (3) New Enclosed Trailers at 277 E. Service Road North, Wright City, Missouri.** Alderman Schuchmann made a motion to approve the Conditional Use Permit with the stipulation that “enclosed Trailers” on the application be changed to read “enclosed containers” and that the storage containers are used they have a new coat of paint on them, be maintained with no rust showing or any graffiti. Sal Gertken seconded it and a vote was taken.

Vote: Mayor Dave Heiliger – absent 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 Jerry Wolford to operate a Used Car Lot at 14980-B Veterans Memorial Parkway, Wright City, Missouri.** Tony Girono made a motion to approve the Conditional Use Permit with the stipulation that there will be no outside storage of auto parts or disassembled vehicles and vehicles must be parked on hard surface. Sal Gertken seconded it and a vote was taken.

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

The motion unanimously carried.

**Building Official – Report** – The Commission reviewed and discussed the September and October reports from the Building Official.

**Commissioner Comments** – None

**Adjournment** – Tony Girono made a motion to adjourn the meeting at 6:55 pm. Alderman Schuchmann seconded it and the motion unanimously carried.

Approved \_\_\_\_\_

Attested \_\_\_\_\_