

**City of Wright City
Planning & Zoning Commission Minutes
Monday, December 16, 2013**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, December 16, 2013, 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, Sal Gertken, Tony Gironde, Forrest Bruce, and John O'Connor. City Staff present was City Clerk Christine Martin. Alderman Jim Schuchmann and Building Official Kenneth Robinett were absent.

Signed in Attendance: Todd A. and Annalee Plumb, Ron Jurgesmeyer of Twin River Baptist Association, and Alderman James Toothman.

Call Meeting to Order

Chairman John O'Conner called the meeting to order at 6:30 pm

Approval of Planning & Zoning Commission Minutes

Minutes from Meeting of November 18, 2013 – Sal Gertken made a motion to approve the minutes of November 18, 2013. Angie Reynolds seconded it and the motion unanimously carried.

Public Comments/Concerns - None

Public Hearing

Application for Conditional Use Permit for Home Occupation from Todd A. Plumb and Annalee M. Plumb to operate at-home Internet Firearm Sales and in-person Firearm Transfers to be located at 301 Lake Tucci Court – Chairman O'Connor opened the public hearing. The commission asked the applicant some questions such as to if they will have ammo sales and the amount of traffic to their home for transfers. Mr. Plumb stated he would not be selling ammo at this time and did not anticipate more than three or four customers to his house per month. There were no more questions. Chairman O'Connor closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Application from Twin Rivers Baptist Association to Rezone an 11.97 acre tract of land from Agriculture to C-1 Neighborhood Business District.

Chairman O'Connor stated that at a previous public hearing there were about four (4) people that showed up to ask questions, but have not shown up again to voice their concerns. Sal Gertken made a motion to recommend approval of the rezoning application and forward it to the Board of Aldermen for their acceptance. Forrest Bruce seconded it.

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

The motion unanimously carried.

Comprehensive Plan Review – Chairman John O’Connor said they had a meeting to discuss the Comprehensive Plan on December 9th and provided the Commission members with notes from the meeting. The members discussed the C-5 Downtown Commercial District in relation to lot line requirements. Chairman O’Connor asked that discussion be continued at the January 6th Board Workshop.

Off-Street Parking Review – Chairman John O’Connor asked that this continue to stay on the Planning & Zoning and Workshop Agendas for discussion and to ask the Board of Alderman what their desired deadline for completion was for it.

New Business/Recommendations to the Board of Aldermen

Application for Conditional Use Permit for Home Occupation from Todd A. Plumb and Annalee M. Plumb to operate at-home Internet Firearm Sales and in-person Firearm Transfers to be located at 301 Lake Tucci Court.

Tony Girondo made a motion to recommend approval of the Conditional Use Permit to Todd A. and Annalee M. Plumb to operate at-home Internet Firearm Sales and In-person Firearm Transfers to be located at 301 Lake Tucci Court with the stipulation that business will be conducted at their home between the hours of 7:00 am and 10:00 pm. Sal Gertken seconded it.

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

The motion unanimously carried.

Road Access – Jonathan Godfrey’s Proposal for a fabrication business behind 940 South Service Road.

Mr. Godfrey was not present for the meeting and the commission members had questions about the proposal. Sal Gertkin made a motion to postpone the proposal by Jonathan Godfrey to the January Planning & Zoning Meeting. Sal Gertken seconded it and the motion unanimously carried.

Reports

Building Official – Kenny Robinett was absent, but his report on code enforcement was made available to the Commission.

Commissioner Comments

Chairman O'Connor discussed the submitted Calendar for 2014 and said he was okay with the tentative date of January 21st, due to the Martin Luther King Holiday on January 20th, and the tentative date February 18th due to President's Day being on February 17th. The commission members were all in favor of the 2014 tentative calendar changes. Sal Gertken made a motion to accept the changes to the 2014 Calendar. Angie Reynolds seconded it and the motion unanimously carried.

Adjournment – Sal Gertken made a motion to adjourn the meeting at 7:05 pm. Angie Reynolds seconded it and the motion unanimously carried.

Approved _____

Attested _____