

Planning & Zoning Meeting Minutes

March 15, 2010

The Planning and Zoning Commission met for their regular monthly meeting on Monday, March 15, 2010

The following were present: Committee members Tony Girono, James Toothman, John O'Connor, Tony Midiri and Valerie Viviano-Lanemann. City employees present were Larry Janish and Shayla Clark.

The legible names of others present were: Jim Schuchmann, Tom Black and Vicky Allen

Call to Order

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

Minutes

James Toothman made a motion to approve the January 25, 2010 Planning & Zoning Meeting Minutes. John O'Connor seconded the motion. All were in favor.

Public Comments/Concerns

None

Public Hearing

- a. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Land Uses from Bad Boyz Fireworks to operate a Fireworks Tent Sales located at 277 E.N. Service Road, Wright City, Missouri.**

Vicky Allen was present to represent Bad Boyz Fireworks. Tony Girono asked Vicky Allen if the fireworks tent sales would be behind the fence at the property location and she replied with a yes. James Toothman asked if there would be any restrooms at this location. Vicky Allen said there would be a port-a-potty. Valerie Viviano-Lanemann asked if there would be any type of security. Vicky Allen said there would be someone there at all times, they would have to stay in the tent twenty-four hours a day. James Toothman asked if there was a gate on the fence where the tent would be located. Vicky Allen said yes there is a gate on the fence along with barb wire at the top. Tony Girono closed the public hearing.

Old Business

None

New Business/Recommendations to Board of Alderman

- a. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Land Uses from Bad Boyz Fireworks to operate a Fireworks Tent Sales located at 277 E.N. Service Road, Wright City, Missouri.**

James Toothman made a motion to accept the Conditional Use Permit from Bad Boyz Fireworks to operate a Fireworks Tent Sales located at 277 E.N. Service Road, Wright City, Missouri. Tony Midiri seconded the motion. All were in favor and the motion carried.

Vote: Tony Girondo- yes Tony Midiri- yes
James Toothman- yes Valerie Viviano-Lanemann- yes
John O'Connor- yes

Building Official Report- Harry Harper

Larry Janish was present to fill in for Harry Harper. Larry said since the last Planning and Zoning meeting there had been one sign permit and twenty occupancy permits. He also said that there had been twenty six new home building permits: Hickory Groves LLC in The Shires had two, Ivie League in Hickory Trails had three and First Construction in The Shires had twenty one.

Commissioner Comments

- a. Review of Ordinances/Hard Surface Parking Lots**

Tony Girondo said in Section 430.040 it talks about temporary buildings and uses. Tony Girondo said after reading this section is where we get into a debate on hard surfacing roads or gravel. Tony Girondo said by solving some part of this issue we could look at this ordinance by using the word “except” for temporary buildings and uses and allow those to have gravel parking lots, since they are temporary uses and they are conditional use permits. Tony Girondo said where we run into an issue, for instance is the gravel parking lot on Hwy J and the Service Road where the fireworks stand was last year. This was a yard to a residential area that is in a commercial district and we allowed them to put in a parking lot to use for 4-6 weeks and then we have to look at a gravel parking lot for the rest of the year. Tony Girondo asked if the Commission would want the applicant to already have an existing parking lot, or would we allow the applicant to pour gravel and use it for what they intend to use it for and leave the gravel.

Tony Gironde said maybe we should have some kind of clause pertaining to the cleaning of the lots of gravel. Tony Gironde said this is just something we can keep in mind and think about.

Adjournment

John O'Connor made a motion to adjourn and James Toothman seconded the motion. All were in favor. Meeting was adjourned at 7:30 p.m.

Signed _____

Attested _____

Dated _____