

Planning & Zoning Meeting Minutes

March 16, 2009

The Planning and Zoning Commission met for their regular monthly meeting on Monday, March 16, 2009

The following were present: Committee members Roy White, Dave Walter, Jamey Abercrombie, Jimmy Justice, James Toothman, John O'Connor and Tony Gironde. City employees present were Shayla Clark.

The legible names of others present were: Tom Dixon and Tim Joyce

Call to Order

Chairman Jamey Abercrombie called the meeting to order at 6:30 p.m.

Minutes

Dave Walter made a motion to approve the February 17, 2009 Planning & Zoning Meeting Minutes. James Toothman seconded the motion. All were in favor.

Public Comments/Concerns

None

Public Hearing

a. Request for a Conditional Use Permit from Meramec Specialty Company to operate a seasonal fireworks sales tent located at 209 North East Service Road, Wright City, Missouri.

Tom Dixon from Meramec Specialty Company was present. He said his company's headquarters is in Arnold Missouri and that they have had a consumer fireworks business since 1960. He said they operate retail outlets in six states and approximately 40 retail outlets in the St. Louis area. He included an outline of how he would operate at this location. He said, basically what they do is set up a big tent and try to find a local school teacher or coach. When closed they have security. They will have trash and restroom services. It will be a well run operation and will comply with all the state regulation. He said you actually have to get a state fireworks permit and they do a physical inspection of each sight. Under the state law seasonal retail sales consumer fireworks is June 20th thru July 10th, so that would be the time frame we would operate. Jamey Abercrombie said he assumes you have to be eighteen to buy fireworks. Tom Dixon said the state law is fourteen but his company policy is sixteen and they have to have an I.D. Tim Joyce made a comment that he has known Mr. Dixon for about five years. Tim Joyce said there are two fireworks stands in Warrenton. Tim Joyce said the first year they were open they had

a Conditional Use Permit from the county and they made them come back the next year. He said between the sheriff saying there were not any complaints and everything was run right, Planning and Zoning gave them a ten year Conditional Use Permit because they said it was ran well and gives money back to the community. Tim Joyce said Mr. Dixon runs a first class operation and he said he did not think the city would have any reservations. Jamey Abercrombie told Mr. Dixon he assumed he had already talked to the Fire Chief. Tom Dixon said he had not yet talked to the Fire District. Tim Joyce said he represents the Fire Protection District and he had told the Chief about it.

Old Business

a. Revisit Rezoning of 60 Highway ‘J’

New Business/Recommendations to Board of Alderman

a. Request for a Conditional Use Permit from Meramec Specialty Company to operate a seasonal fireworks sales tent located at 209 North East Service Road, Wright City, Missouri.

James Toothman made a motion to accept it with the stipulation of checking with the fire department to make sure there is adequate water supply. Roy White seconded the motion. There were five yes votes and two abstained votes. The motion carried.

Vote: Roy White – yes James Toothman - yes
 Dave Walter - abstain John O’Connor- yes
 Jamey Abercrombie – yes Tony Girondo-abstain
 Jimmy Justice – yes

b. Revisit Rezoning of 60 Highway ‘J’

John O’Conner made a motion to rezone the small tract of land to SR-1 Single Family Residential. James Toothman seconded the motion. There were five yes votes and two nay votes. The motion carried.

Vote: Roy White – yes James Toothman - yes
 Dave Walter - nay John O’Connor- yes
 Jamey Abercrombie – yes Tony Girondo-nay
 Jimmy Justice – yes

Building Official Report- Harry Harper

Harry Harper was not present

Commissioner Comments

None

Adjournment

James Toothman made a motion to adjourn and John O'Connor seconded the motion. All were in favor. Meeting was adjourned at 7:00 p.m.

Signed _____

Attested _____

Dated _____