

Planning & Zoning Meeting Minutes

April 19, 2010

The Planning and Zoning Commission met for their regular monthly meeting on Monday, April 19, 2010

The following were present: Committee members David Heiliger, Tom Black, Tony Girondo, James Toothman, John O'Connor, and Tony Midiri. City employees present were Harry Harper and Shayla Clark.

The legible names of others present were: Jim Schuchmann, Angie Reynolds, Timothy Reynolds, Timothy Joyce, Tom Dixon and Don Reed.

Call to Order

Chairman Tony Girondo called the meeting to order at 6:35 p.m.

Minutes

James Toothman made a motion to approve the March 15, 2010 Planning & Zoning Meeting Minutes. John O'Connor seconded the motion. All were in favor.

Public Comments/Concerns

Harry Harper talked about Vaughn Telfer board member of Liberty Christian Academy. Harry Harper said that Liberty Christian Academy is entertaining the idea of taking down the Big Boys sign and re-erecting it at their facility with Liberty Christian Academy on the sign. Vaughn Telfer said the man that is responsible for taking down the sign communicated with Liberty Christian Academy. Vaughn Telfer said he would like the sign to say Liberty Christian Academy and it could be lit or unlit and it could be at any height, whatever the City thought feasible. Vaughn Telfer said the front of the old junior high building at Liberty Christian Academy is starting to shift and they would like to take that off and put the sign there where the center column and entry would come off. Tony Girondo asked Vaughn Telfer if Liberty Christian Academy owned the facility and Vaughn Telfer replied that they owned fifty percent. Harry Harper said as far as it being commercial property there has already been a sign erected there for the church next to Liberty Christian Academy, so we would not want the Big Boys sign to interfere with the visibility of the church's sign. Harry Harper said another concern would be State right-of-way because the State's right-of-way comes close to the front of the school. Tony Girondo said since there would be visibility from State road way that the State would probably have some regulations on the sign. Tony Girondo said another concern would be the other owner of Liberty Christian Academy, if Mr. Hunt would want the sign on the property. Harry Harper said that it is not where the actual piers are but it is the actual sign over hang that needs to stay out of the right-of-way. Tony Girondo advised Vaughn

Telfer to apply for a sign permit and turn it in with the plans of how the sign will be erected.

Public Hearing

- a. **Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Land Uses from Don Reed to operate a Fireworks Stand located at 425 North Service Road West, Wright City, Missouri.**

Don Reed was present. Tony Girono asked Don Reed if he was going to operate the Fireworks Stand the same way he operated it last year. Don Reed said yes, same location and same tent. Tony Girono closed the public hearing.

- b. **Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Land Uses from Meramec Specialty Company to operate a Seasonal Fireworks Sales Tent located at 209 East North Service Road, Wright City, Missouri.**

Timothy Joyce and Tom Dixon were present. Timothy Joyce stood up and said that Mr. Dixon was interested in doing the same as the past, same location, same desire. Timothy Joyce said that Tom Dixon hired local people last year, so that the money stayed in the Wright City community. Timothy Joyce said one thing he would like to ask the Commission is approving longer than one year on a Conditional Use permit after they have proved themselves as a liable and safe operation in the City. Tony Girono said that the city has not considered that but this has only been the second year that the City has entertained any seasonal fireworks stands. Mr. Dixon stood up and said he appreciated the opportunity to operate in the Wright City community. Mr. Dixon said the way the company runs is by getting one of the local school teachers involved and from there they hire students. Tony Girono asked Mr. Dixon if he already had things lined up. Mr. Dixon said he was going with Mr. Bill Schafer again as the on-site manager and the band students. Tom Dixon said if the board had any question on how he operates the business just to let him know. 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 Don Reed to operate a Fireworks Stand located at 425 North Service Road West, Wright City, Missouri.**

James Toothman made a motion to accept the Conditional Use Permit from Don Reed to operate a Fireworks Stand located at 425 North Service Road West,

Wright City, Missouri. John O'Connor seconded the motion. All were in favor and the motion carried.

Vote: David Heiliger- yes	James Toothman- yes
Tom Black- yes	John O'Connor- yes
Tony Girondo- yes	Tony Midiri- yes

b. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Land Uses from Meramec Specialty Company to operate a Seasonal Fireworks Sales Tent located at 209 East North Service Road, Wright City, Missouri.

John O'Connor made a motion to accept the Conditional Use Permit from Meramec Specialty Company to operate a Seasonal Fireworks Sales Tent located at 209 East North Service Road, Wright City, Missouri. Tony Midiri seconded the motion. All were in favor and the motion carried.

Vote: David Heiliger- yes	James Toothman- yes
Tom Black- yes	John O'Connor- yes
Tony Girondo- yes	Tony Midiri- yes

Building Official Report- Harry Harper

Harry Harper talked about hard surfacing parking lots. He said he spoke with the City of Wentzville and in a situation like this they would go through an appeal process which goes in front of a Board of Adjustments. He said this board is made up of five board members. John O'Connor said on page 152, in the Wright City code Section 400.040 we have provisions for a Board of Adjustments. Tony Girondo said years ago we did talk and consider and even had names for a Board of Adjustments, but nothing was ever acted upon. Tony Girondo said that type of Board, for the purpose of having an appeal would probably only have meetings two or three times a year. Harry Harper said in many cases as far as the City of Wentzville goes they give a temporary Moratorium for gravel drives or parking lots. Harry Harper said the City of Warrenton does not have any restrictions on gravel driveways or parking lots.

Harry Harper said since we have passed the trailer ordinance there are some residents that want to extend their driveway pass their house and into their backyard to put their sheds on the concrete. Harry said these sheds are more like garages. He said that we do not have an ordinance that restricts them from doing this. They can cover 30% of the property, so for instance if they have a 10,000 square foot lot then they could cover 30% of that and put a big building behind their house.

Harry Harper said since the last Planning and Zoning meeting there has been five fence permits, three shed permits, two deck permits, one sign permit, one pool permit and one

basement remodel permit. He said occupancy permits for the month were at a total of six permits. He also said that water tap inspections were at sixteen for the month and sewer lateral inspections were at eighteen for the month. He said for New Home Construction permits the total for the month was sixteen.

Commissioner Comments

a. Review of Ordinances/Hard Surface Parking Lots

Tony Girondo said it has been brought up that Dyer Rents does not have asphalt for their storage areas where they store their equipment. Tony Girondo said maybe we should amend the ordinance or put in a section about storage areas to make them permissible for gravel lots. Tony Girondo said that there are car sales lots and storage areas that already have gravel lots. Tony Girondo said there are certain things that he thinks would be acceptable for gravel lots verses making everyone put in asphalt or concrete parking lots.

**b. Review of Proposed Fee change in Section 400.060
(see attached)**

John O’Connor made a motion to set the proposed Fee change in Section 400.060 as a Public Hearing. James Toothman seconded the motion. All were in favor and the motion carried.

Vote: David Heiliger- yes	James Toothman- yes
Tom Black- yes	John O’Connor- yes
Tony Girondo- yes	Tony Midiri- yes

Other Business

John O’Connor stated something needs to be done to eliminate members that are not showing up because if you don’t have a quorum you can’t take any action.

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_____

