

Planning & Zoning Meeting Minutes

April 20, 2009

The Planning and Zoning Commission met for their regular monthly meeting on Monday, April 20, 2009

The following were present: Committee members Roy White, Jamey Abercrombie, James Toothman, John O'Connor and Tony Girondo. City employees present were Harry Harper and Shayla Clark.

The legible names of others present were: Tim Reynolds, Don Reed, and Ken McLaughlin

Call to Order

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

Minutes

Tony Girondo made a motion to approve the March 16, 2009 Planning & Zoning Meeting Minutes. John O'Connor seconded the motion. All were in favor.

Public Comments/Concerns

None

Public Hearing

None

Old Business

None

New Business/Recommendations to Board of Alderman

a. Nomination of a new Planning & Zoning Chairman

John O'Connor made a motion to nominate Tony Girondo as Planning & Zoning Chairman. James Toothman seconded the motion. There were four yes votes and one nay vote. The motion carried.

Vote: Roy White – nay James Toothman - yes
 Jamey Abercrombie – yes Tony Girondo-yes
 John O'Connor- yes

b. Nomination of a new Planning & Zoning Vice Chairman

Tony Girondo made a motion to nominate James Toothman as Planning & Zoning Vice Chairman. John O'Connor seconded the motion. There were four yes votes and one nay vote. The motion carried.

Vote: Roy White – nay James Toothman - yes
 Jamey Abercrombie – yes Tony Girondo-yes
 John O'Connor- yes

c. Ken McLaughlin, Wright City First Baptist Church Discussion of hard surfacing

Ken McLaughlin read a letter from the Pastor of First Baptist Church. The letter stated that attendance of the church service has nearly doubled since last June. However the increase of attendance has created two issues. The first issue is that there is not enough parking for those who wish to attend service. Second issue is adding to the existing facility in approximately five or six years. However, the existing gravel parking that they want to expand also happens to be the area where any new buildings would be placed. They have had bids on paving the area. The approximate cost would be \$7900.00. In the letter the Pastor said it is difficult for him to justify to his congregation and to himself the spending of almost \$8000.00 on a parking lot that will soon be dug up and built over. Tony said to Ken McLaughlin, you are asking for an exception to the rule and previously in the past we have denied that. Tony said it is just tough to make exceptions to the rule right now. Tony said maybe we should take this into consideration and take it to the workshop with the City's Fathers and see what their thoughts and concerns are. Then we will revisit this next month.

d. Mobile/Modular Home definition

John O'Connor made a motion to approve the altered definition. James Toothman seconded the motion. All were in favor and the motion carried.

e. Motor Homes (Workshop minutes will be available at meeting)

Jamey Abercrombie made a motion to discuss at Workshop. James Toothman seconded the motion. All were in favor and the motion carried.

Building Official Report- Harry Harper

Harry Harper said for the past month the City has approved two deck permits, one demolition permit, one renovation permit, four fence permits, and three shed permits. The total number of Occupancy Inspections is sixteen. Harry said he would like to talk about the hard surfacing subject. Harry asked if Jammer Joint should be hard surfaced. Harry said when he went down there they had a culvert running all the way through it with rock over it. Tony asked if they got a permit to do it. Harry said, there was not a permit issued.

He said that he did not even know it was done until he went down there. Harry said he knows that the property is on a City right of way. Harry asked what we do in a situation like this, since it is already done. Tony asked what is that going to do to your drainage. Harry said he did not know until we had a pretty good rain. Harry said there is quite a bit of water that goes through there and that it might wash all the rock into the road. Tony said that is one of the reasons for hard surfacing, opposed to gravel, because we are trying to keep our streets clean. Mayor White asked what do you do in other areas when someone does something that requires a permit and they do not get one. Harry said he was not sure and he asked the Board what to do. Tony said to Harry you probably need to go down there and give him fair warning that he did all of that without a permit and then he will probably need to come in and apply for a permit. Tony said since it is a rock lot and not an asphalt lot he needs to come in front of the Planning and Zoning and ask if he can have that type of lot.

Commissioner Comments

Tony said that there use to be a small temporary sign for the massage parlor by his insurance office but now there is a more permanent one, with stakes and strapped down. That would be considered an off-site advertising sign and you need a permit to have one up like that. Harry said he would go look at it.

Other

***a. Don Reed, discussion on proposed firework stand at 425 W. N. Service Road**

Tony asked Don Reed if this property was where his apartment complex is located. Don Reed said yes and that he has eight lots there. He said there are four lots out by the highway and he needs to find something to do with them. He said he has three kids who need a job and he is trying to figure out a way to make some money. Tony asked if anyone had given Don Reed a copy of the ordinance that goes with fireworks or explosives. Tony said this is just April and you still have time to pursue this thing correctly. Tony said why don't you apply for a conditional use permit and they will give you a copy of the ordinance that deals with it. Then once you read the ordinance you can figure out if you can comply with the conditions that are in the ordinance and pursue with the conditional use permit. Then we would see you back next month. Don Reed said he would come in and apply.

Adjournment

John O'Connor made a motion to adjourn and James Toothman seconded the motion.
All were in favor. Meeting was adjourned at 7:10 p.m.

Signed _____

Attested _____

Dated _____