

**Planning & Zoning - Meeting Minutes
May 17, 2010 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, May 17, 2010 at 6:30 pm in City Hall.

The following were present: Committee members Mayor Dave Heiliger, Alderman Jim Schuchmann, Tony Girono, John O'Connor, Tony Midiri, Valerie Viviano-Laneman. James Justice, James Toothman and Joe Williams were absent. City employees present were City Clerk Christine Martin, Treasurer/Economic Developer Karen Girono, Superintendent Larry Janish and Assistant Superintendent Harry Harper.

Others present were: Tom Black, Angie and Timothy Reynolds, and Jamey Abercrombie.

Call to Order

Tony Girono called the meeting to order at 6:30 pm.

Minutes

John O'Connor said he had mentioned during the meeting that 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. John O'Connor made a motion to approve the minutes of April 19, 2010, with an amendment as stated. Tony Midiri seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Amendment of Section 400.060 Fees and Penalties of Chapter 400 Administration of Title IV, Zoning Code of the Municipal Code of the City of Wright City - Chairman Girono opened the public hearing. Alderman Schuchmann said he wished to change the wording from 'fees' to 'costs' to read : All costs plus 15 percent to be borne by the applicant with a minimum fee to be \$200.00 and said the change should run from a through i., where applicable. There were no other comments. Chairman Girono closed the public hearing.

Old Business/ Recommendations to the Board of Aldermen - None

New Business/ Recommendations to the Board of Aldermen

Amendment of Section 400.060 Fees and Penalties of Chapter 400 Administration of Title IV, Zoning Code of the Municipal Code of the City of Wright City

John O'Connor made a motion to approve the Amendment of the Municipal Code of the City of Wright City Missouri, Section 400.060 Fees and Penalties of Chapter 400 Administration of Title IV. Zoning Code with the change to read; All costs plus 15 percent to be borne by the applicant with a minimum fee to be \$200 for the categories of

a. Amendments, b. Appeal, d. Conditional Use Permit, e. Exceptional Use Permit, f. Rezoning, g. Transitional area permits, h. Variances, i. Sanitary landfill permits. Tony Midiri seconded the motion. All were in favor and roll was taken.

Vote: David Heiliger – yes	John O’Connor – yes
Jim Schuchmann – yes	James Justice – Absent
Jim Toothman – Absent	Tony Girondo – yes
Tony Midiri – yes	Valerie Viviano-Laneman – yes
Joe Williams – Absent	

The motion carried

Reports

Building Official - Harry Harper said that since the last meeting we have issued two (2) Fence Permits, four (4) Deck Permits, One (1) Demolition Permit, and two (2) Renovation Permits. There have been twelve (12) Occupancy inspections, six (6) each of the Water and Sewer Tap inspections. There have been three (3) new home permits with two (2) at Carter Canyon and one (1) for the Shires.

Jim Schuchmann asked about an update on Big Boys building with the sign coming down. He asked if it was a month ago that it was discussed at P&Z and the Commission agreed. Jim Schuchman said the applicant was told he was going to get drawings prepared for the footing, location of the proposed sign with the height, especially with being so close to the right of way. Harry mentioned there was a right-of-way marker in the concrete right in front of the school. Harry Harper said he had not heard from him. City Clerk Christine Martin stated the applicant was in City Hall inquiring about permits to remove the sign and he was told that he did not need one. Tony Girondo said since Paul Hunt is part owner in the Liberty Christian Center, the City or the applicant should have a letter with Mr. Hunt’s approval that he is allowing the sign to be erected on his property. Larry Janish asked Harry Harper where the sign will be erected and also asked if he talked to MODOT about of the proposed sign. Harry said he did not talk to MODOT. Harry said the School was to take off the porch where the two pillars are and erect the sign at that location. Larry said it is supposed to be a billboard type Jim Schuchmann said there should be a set of plans submitted to the City showing where it will be erected and where the right-of-way is. Tony Girondo asked if Kevin King gave permission for the sign to come down off of his property. Larry said he would talk to Mr. King and everyone else involved in this.

Commissioner Comments

Review of Ordinances/Hard Surface Parking Lots - Tony Girondo said he wanted to postpone this discussion to the next month and said he has not had time. Tony Midiri said he thought we were going to relax a bit on it.

Tony Girondo stated they need to nominate a Secretary for the Planning & Zoning Commission and to annually elect a Chairman and Vice Chairman.

Board Secretary - Tony Girondo made a motion to elect John O'Connor as Secretary. Valerie Viviano-Laneman seconded it and the motion unanimously carried.

Board Chairman –John O'Connor made a motion to elect Tony Girondo as Chairman. David Heiliger seconded it and the motion unanimously carried

Vice Chairman – Tony Girondo made a motion to elect Jim Toothman as Vice-Chairman. John O'Connor seconded it and the motion unanimously carried.

Jim Schuchmann reminded the members about the June 12th Picnic at Diekroeger Park planned for the employees and also the boards and commission members.

Jim Schuchmann also commented that PSC Metals is coming back to the City with a Conditional Use Application. Tony Girondo said there is no allowable zoning for recycling. Larry Janish asked if the City couldn't make a stipulation that the entire operation be enclosed.

Jim Schuchmann brought up a discrepancy in the code in section 400.020 and 400.030 where it should be 110.060. Mr. Schuchmann made a motion to make the typographical corrections to section 400.020 and 400.030 changing the reference to section 110.060 instead of the incorrect section 115.060. Chairman Tony Girondo seconded it and the motion unanimously carried.

It was suggested that City Clerk Christine Martin check with MML or the City Attorney to see if a Public Hearing is needed.

Adjournment

Jim Schuchmann made a motion to adjourn. John O'Connor seconded it and the meeting adjourned at 7:00 pm.

Attested_____

Approved_____