

Planning & Zoning Meeting Minutes

May 18, 2009

The Planning and Zoning Commission met for their regular monthly meeting on Monday, May 18, 2009

The following were present: Committee members Roy White, Jamey Abercrombie, Tony Gironde, James Toothman, Tony Miridi, Valerie Lanemann, and Joe Williams. City employees present were Harry Harper and Shayla Clark.

The legible names of others present were: Tim Reynolds and Don Reed.

Call to Order

Chairman Tony Gironde called the meeting to order at 6:45 p.m.

Minutes

James Toothman made a motion to approve the April 20, 2009 Planning & Zoning Meeting Minutes. Roy White seconded the motion. All were in favor.

Public Comments/Concerns

Mike Reel, part owner of West End Trailer Court was present. He said he has been cleaning and fixing the homes in the trailer park. He said he went up to Warren County to get a plot plan and he had found out originally there were eleven spots in the park. He said there is a vacant lot behind the trailer park where the eleventh trailer use to be. Mike Reel said he needs to find out what he needs to do if he purchases that piece of property, such as can he go back to having eleven mobile homes there. He said originally a trailer sat on that vacant lot. Mike Reel said the owner of that property, Mr. McRoberts, never mows the lot so he has been cutting the grass there for two years because it makes his place look nicer. He said he was just wondering if he could ever get back to eleven mobile homes there or if he is stuck at ten. If he purchases the other lot he would have to move one trailer parallel and it would give him room to put two more parallel to that. He said it is already plumbed for sewer; everything is already there for eleven. Tony Gironde asked if the vacant lot is part of his existing park or if it is actually something on the back side. Mike Reel said it adjoins his property that he and Mr. McRoberts share a property line and originally it was all one piece of property. James Toothman asked if Mike Reel had the plot that showed that there once were eleven trailers. Mike said he did not have it with him. Jamey asked Mike Reel how soon he wanted to put an eleventh trailer in the park. Mike said as soon as possible, but before he bothered in purchasing the lot he wanted to see if it was possible to put an eleventh trailer in there. Jamey asked if he would be willing to give the Board some time to look at it and come back with a plat map. Tony told Mike to research it with someone at City Hall to see how the property is zoned. Mike Reel said he did not think that lot is zoned for mobile homes.

Public Hearing

- a. Request for a Conditional Use Permit from Don Reed to operate a fireworks stand located at 425 Service Road, Wright City, MO 63390.

Don Reed said that his lot is very well lit with a light on every pole and he would be able to set his tent on the gravel road way. He said he thinks he has a lot of room to operate. Tony Girondo asked if he had a sales tax number and Don Reed said yes. Tony asked if he had an experienced person to help him set up. Don Reed said yes, my nephew has been doing this for fifth teen years. Don Reed said he has a 600 amp commercial service if he has to run a wire for electric for the tent; he has everything there on site. Jamey asked how far it is to the nearest fire hydrant. Harry said behind Don's place on Viola there are three hydrants and they are serviced off of an eight inch water main. Valerie Lanemann asked if this requires any special insurance. Tony said not by the City because it is on private property. Don Reed said he has liability insurance through his construction company. Tony said he would probably have to call his insurance agent and get the fireworks stand added on to his policy as temporary. Harry Harper asked about security. Don Reed said he planned on having someone sleep in the tent at night. He said he had someone who could be security from mid night until eight in the morning. Jamey asked if there were any federal regulations. Don Reed said he had to get a permit from the state. Jamey asked if Don had already talked with the Fire Department. Don Reed said yes and all they require is getting a state permit.

Old Business

- a. Ken McLaughlin, Wright City First Baptist Church
Revisit discussion of hard surfacing.

Ken McLaughlin was not present.

New Business/Recommendations to Board of Alderman

- a. Welcome Tony Midiri to the Planning and Zoning Commission.

Chairman Tony Girondo welcomed Tony Midiri to the Planning and Zoning Board.

- b. Welcome Valerie Lanemann to the Planning and Zoning Commission.

Chairman Tony Girondo welcomed Valerie Lanemann to the Planning and Zoning Board.

- c. Request for a Conditional Use Permit from Don Reed to operate a firework stand located at 425 Service Road, Wright City, MO 63390.

James Toothman made a motion to accept the request for a Conditional Use Permit from Don Reed. Tony Mirdiri seconded the motion. All were in favor and the motion carried.

Vote: Roy White- yes Tony Mirdiri- yes
 Jamey Abercombie- yes Valerie Lanemann- yes
 Tony Girondo- yes Joe Williams- yes
 James Toothman- yes

d. Stephen Wells, property located between Wright City Mow and Trim and American Bank Discussion of Mobile Truck Washing Company.

Stephen Wells was not present.

Building Official Report- Harry Harper

Harry said since the last meeting there were three fence permits and two deck permits. Cannon Builders had two new home building permits. C.L. Ackerman had one new home building permit and there were six occupancy permits. Harry talked about fences being put on corner lots; he said he would take responsibility for the permits that had already gone out. He said after he had read the book further he read that the fence should start from the center of the road and go back fifty feet. Harry said if they can not meet that criteria then they are not going to be approved unless they go to a four foot fence. Jamey replied, or if they come in for a variance. Harry said there were two permits he had denied since he found out this information. Jamey asked what we are going to do paper work wise. Harry said he had already approved one, on Locust and he is going to talk to the lady and ask her to move the fence at each corner eight feet back and make it come straight across. He said this will open that line of sight going down First Street. Jamey said she probably needs to get a variance. Harry said I can have her come in and apply for one.

Commissioner Comments

None

Adjournment

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

Signed _____

Attested _____

Dated _____