

**City of Wright City  
Planning & Zoning Commission Minutes  
Monday, July 15, 2013**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, July 15, 2013, at 6:30 pm in City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

The following were present: Committee Members Mayor Dave Heiliger, Tony Gironde, Angie Reynolds, Alderman Jim Schuchmann, Sal Gertken, Forrest Bruce, and John O'Connor, City staff present was City Clerk Christine Martin. Building Official Harry Harper was absent.

Signed in Attendance: James Toothman, Forrest Bruce, and Leonard Brown. Steve Green of Action Automotive also attended the meeting but did not sign in.

**Call Meeting to Order**

Chairman John O'Connor called the meeting to order at 6:30 pm

**Approval of Planning & Zoning Commission Minutes**

**Minutes from Meeting of June 17, 2013** – Forrest Bruce made a motion to approve the minutes of June 17, 2013, with the correction to change Hickory Hills to Hickory Trails under Comprehensive Plan Review. Mayor Heiliger seconded it and the motion unanimously carried.

**Public Comments/Concerns** – There were no Public Comments or Concerns

**Public Hearing**

**Application for a Conditional Use Permit from Steve Green of Action Automotive to operate an Automotive Repair and Automotive sales Business to be located at 14980 Veterans Memorial Parkway, Bldg. 'A', Wright City, Missouri.** Steve Green of Action Automotive was present and stated he planned to perform transmission and motor work and auto sales at the proposed location. Alderman Schuchmann asked if the vehicles will be parked on a hard service and if there would be any outside storage and Mr. Green said cars will be parked on a hard surface and that there would be no outside storage. John O'Connor asked if he was going to be selling anything besides cars. Mr. Green said he may have a few used trailers for sale at times.

**Application for a Conditional Use Permit from Leonard Brown of Brownstone's Auto Emporium LLC to operate an Automotive Sales Business to be located at 267 North Service Road East, Wright City, Missouri.** Leonard Brown was present and stated he planned to have about four or five good used vehicles for sale for \$5,000 and under. He said the property was previously used as a residence but plans

use it as an office and will detail some cars out of the shop. He said he planned to gravel the lot in and have about three (3) customer parking lots in. John O'Connor explained since the house was used as a business previously, there have been some new ordinances passed requiring hard surface parking and said that asphalt is allowed. He stated the area where the cars for sale are parked would need hard surface parking. Alderman Schuchmann explained to Mr. Brown that there should be hard surface for the area where the cars will be parked and for customer and employee parking. Alderman Schuchmann explained what was done for another business was a stipulation for the Conditional Use Permit for it to be reviewed after one (1) year. Mr. Brown said he would like to asphalt the lot when you come in and the area where the cars will be, along with having the grassy area look good. Mr. Brown said he would like to put gravel for customer parking first and make sure it didn't get any sink holes before they paved it the rest of the way. Tony Girondo suggested at least one (1) ADA parking spot. Chairman John O'Connor said in addition to the hard surface for parking the cars for sale, he would like to see one (1) ADA Parking Spot and one (1) employee parking.

#### **Old Business/Recommendations to the Board of Aldermen**

**Comprehensive Plan Review** - Alderman Schuchmann made a motion to suspend the discussion of the Comprehensive Plan on the agenda and to come back to it. Angie Reynolds seconded it and the motion unanimously carried.

#### **New Business/Recommendations to the Board of Aldermen**

**Application for a Conditional Use Permit from Steve Green of Action Automotive to operate an Automotive Repair and Automotive sales Business to be located at 14980 Veterans Memorial Parkway, Bldg. 'A', Wright City, MO.** Tony Girondo made a motion to approve the Conditional Use to Steve Green with the stipulation of no outside storage and only hard surface parking allowed. Mayor Heiliger seconded it and the motion unanimously carried.

**Application for a Conditional Use Permit from Leonard Brown of Brownstone's Auto Emporium LLC to operate an Automotive Sales Business to be located at 267 North Service Road East, Wright City, MO.** Alderman Schuchmann made a motion to approve the Conditional Use Permit to Leonard Brown of Brownstone's Auto Emporium LLC with the stipulation that overnight parking of vehicles on display to be on hard surface and that two added hard surface spots be provided for one (1) ADA and one (1) employee parking spot with review of the permit in one (1) year at the July, 2014 Planning & Zoning Meeting. Mayor Heiliger seconded it and the motion unanimously carried.

**Comprehensive Plan Review – (Discussion Continued)** - Chairman John O'Connor said he hoped to be able to do something with the Comprehensive Plan. He said the first thing to do is to decide on what connecting roads will be added for

more access. Angie Reynolds said she was glad that the review was moving forward. John O'Connor said the review should be put on the Workshop and Planning & Zoning Agendas monthly for continued discussion. Alderman Schuchmann discussed the speed limit on Bell Road and the loading of kids between the Middle School and Elementary School on a road that exists between the schools. Tony Girondo discussed the City acquiring properties near the railroad. Sal Gertken said he believes the Commission should have separate meetings for discussing the Comprehensive Plan. Chairman O'Conner agreed and a meeting was scheduled for August 12<sup>th</sup>.

**Pawn Shops Review** – City Clerk Christine Martin stated she received application for a Pawn Shop to be at 14980-C Veterans Memorial Parkway, but it is not addressed in the Municipal Code and the City Attorney would like a recommendation from the Planning and Zoning Commission as to what zoning district Pawn Shops should be located in, so that he may work on the ordinance. The commission discussed the most suitable district for pawn shops and it was suggested to put them in the C-4 General Commercial District, as C-5 Commercial (Downtown) may have limited parking in addition to any street parking. The C-5 Commercial (Downtown) is located from Hedeman east to Oak Street and from north of the railroad tracks on First Street north to Interstate 70. Alderman Schuchmann made a motion to recommend to the City Attorney to proceed with the Pawn Shop ordinance and to allow Pawn Shops to be located only in the C-4 General Commercial District. Angie Reynolds seconded it and the motion unanimously carried.

**Reports**

**Building Official** – Harry Harper was not present and there was no report available for the meeting.

**Commissioner Comments – None**

**Adjournment** – Tony Girondo made a motion to adjourn the meeting at 7:25 pm. Angie Reynolds seconded it and the motion unanimously carried.

Approved \_\_\_\_\_

Attested \_\_\_\_\_