

**Planning & Zoning - Meeting Minutes
July 16, 2012 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, July 16, 2012 at 6:30 pm in City Hall.

The following were present: Committee members, Tony Girono, Jim Toothman, Mayor David Heiliger, Angie Reynolds, Tony Midiri, Sal Gertken and John O'Connor. City employees present were City Clerk Christine Martin and new Planning / Zoning Clerk Denise Queen. Alderman Jim Schuchmann was also present.

Others present and signed in were: Randy Abbott, Barry Price, Joe Dolson and George Eckhoff.

Call to Order

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

Minutes

John O'Connor made a motion to approve the minutes of June 18, 2012. Sal Gertken second it and the motion unanimously carried.

Public Hearing

Application for Conditional Use Permit from Dolson Properties, LLC., to convert the use of Commercial property at 208 Veterans Memorial Parkway, Wright City, Missouri, to Residential Use.

Tony Girono opened the Public Hearing. Mr. Dolson and George Eckhoff (who is own the adjoining properties), were present.

Mr. Dolson said he would like to add residential apartments as it would be easier than complying with ADA requirements for commercial since the building entrance sits so high and there are severe limitations to become ADA compliant.

The committee members discussed with Mr. Dolson the possibility of combining both properties into one to accommodate parking. Other concerns that were discussed were parking, paving, residential access and re-sale of property.

Tony Girono closed the Public Hearing.

Proposed Change to amend Section 400.020: Planning Commission, Chapter 400: Administration.

Tony Girono opened the Public Hearing and there were no comments. Tony Girono closed the Public Hearing.

Proposed Change to amend Section 405.080.2.c General Rules for Interpretation of Chapter 405, Zoning, Generally.

Tony Girondo opened the Public Hearing and there were no comments. Tony Girondo closed the Public Hearing.

Proposed Change to amend Section 425.020: Classifications of Chapter 425: Residential Districts.

Tony Girondo opened the Public Hearing and there were no comments. Tony Girondo closed the Public Hearing.

Proposed Change to amend Section 425.110: “SR-2” Single-Family Residential Districts, Chapter 425: Residential Districts

Tony Girondo opened the Public Hearing and there were no comments. Tony Girondo closed the Public Hearing.

Proposed Change to amend Section 425.120: “SR-3” Single-Family Residential Districts, Chapter 425: Residential Districts.

Tony Girondo opened the Public Hearing and there were no comments. Tony Girondo closed the Public Hearing.

Proposed Change to amend Section 425.150: “MR-1” Two-Family Residential Districts, Chapter 425: Residential Districts.

Tony Girondo opened the Public Hearing and there were no comments. Tony Girondo closed the Public Hearing.

Proposed Change to amend Section 425.160: “MR-2” Multi-Family Residential Districts, Chapter 425: Residential Districts.

Tony Girondo opened the Public Hearing and there were no comments. Tony Girondo closed the Public Hearing.

Proposed Change to amend Section 425.170: “MH” Mobile Home Residential Districts, Chapter 425: Residential Districts

Tony Girondo opened the Public Hearing and there were no comments. Tony Girondo closed the Public Hearing.

Proposed Change to amend Section 430.090: “C-1” Neighborhood Business Districts, Chapter 430: Residential Districts

Tony Girondo opened the Public Hearing and there were no comments. Tony Girondo closed the Public Hearing.

Proposed Change to amend Section 435.100: “M-1” Industrial Districts, Chapter 435: “ID” Industrial Districts

Tony Girondo opened the Public Hearing and there were no comments. Tony Girondo closed the Public Hearing.

Old Business/Recommendations to the Board of Aldermen

Application for Conditional Use Permit from Joe Shields to operate a Church Plant to be located at 10 Wildcat Drive, Suite C of Wildcat Center, Wright City, Missouri.

Randy Abbott and Barry Price were here as representatives of “Misfits for Jesus” and standing in for business manager Joe Shields. Mr. Abbott stated “Misfits for Jesus” has been incorporated in Missouri since 2008 and is pursuing 501 status. He stated they will have 25 to 40 members attending the services. Concerns that were discussed was if there would be adequate parking. Services will be held on Saturday evenings 5:30 to 7:30 pm with bible study on Tuesday or Wednesday evenings. Mayor Dave Heiliger asked if there would be a problem if another Restaurant / Lounge opened in the strip mall and Mr. Abbott said “there would be no problem with that”.

It was discussed by the Planning and Zoning Committee board to make the change on the Commercial Conditional Use Permit Application be amended to “Misfits for Jesus” from applicant’s name of Joe Shields.

Tony Midiri made the motion to approve the application and Sal Gertken seconded the motion.

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Midiri	yes	John O’Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

New Business/ Recommendations to the Board of Aldermen

Application for Conditional Use Permit from Dolson Properties, LLC., to convert the use of Commercial property at 208 Veterans Memorial Parkway, Wright City, Missouri, to Residential Use.

John O'Connor made a motion to postpone the Application until the next Planning and Zoning meeting and this will be discussed at the next Work Shop, it was seconded by Sal Gertken.

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Midiri	yes	John O'Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried.

Proposed Change to amend Section 400.020: Planning Commission, Chapter 400: Administration.

Jim Toothman made a motion to approve the change to Section 400.020 and it was seconded by John O'Connor.

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Midiri	yes	John O'Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Proposed Change to amend Section 405.080.2.c: General Rules for Interpretation of Chapter 405 Zoning, Generally.

Jim Toothman made a motion to approve the change to section 405.080.2.c and it was seconded by Sal Gertken

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Miidiri	yes	John O'Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Proposed Change to amend Section 425.020: Classifications of Chapter 425: Residential Districts.

John O'Connor made a motion to approve the change to section 425.020 and it was seconded by Angie Reynolds

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Miidiri	yes	John O'Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Proposed Change to amend Section 425.110: “SR-2” Single-Family Residential Districts, Chapter 425: Residential Districts

Mayor Dave Heiliger made a motion to approve the change to section 425.110 and it was seconded by John O'Connor

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Miidiri	yes	John O'Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Proposed Change to amend Section 425.120: “SR-3” Single-Family Residential Districts, Chapter 425: Residential Districts.

Jim Toothman made a motion to approve the change to section 425.120 and it was seconded by Angie Reynolds

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Miidiri	yes	John O'Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Proposed Change to amend Section 425.150: “MR-1” Two-Family Residential Districts, Chapter 425: Residential Districts.

Jim Toothman made a motion to approve the change to section 425.150 and it was seconded by Sal Gertken

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Miidiri	yes	John O'Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Proposed Change to amend Section 425.160: “MR-2” Multi-Family Residential Districts, Chapter 425: Residential Districts.

Jim Toothman made a motion to approve the change to 425.160 and it was seconded by Sal Gertken

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Miidiri	yes	John O’Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Proposed Change to amend Section 425.170: “MH” Mobile Home Residential Districts, Chapter 425: Residential Districts

Jim Toothman made a motion to approve the change to 425.170 and it was seconded by Angie Reynolds

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Miidiri	yes	John O’Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Proposed Change to amend Section 430.090: “C-1” Neighborhood Business Districts, Chapter 430: Residential Districts

Jim Toothman made a motion to approve the change to 430.090 and it was seconded by Sal Gertken

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Miidiri	yes	John O’Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Proposed Change to amend Section 435.100: “M-1” Industrial Districts, Chapter 435: “ID” Industrial Districts

Jim Toothman made a motion to approve the change to 435.100 and it was seconded by Sal Gertken

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Miidiri	yes	John O'Connor	yes
	Tony Girondo	yes	Sal Gertken	yes
	Angie Reynolds	yes		

The motion unanimously carried

Reports

Building Official – Report was given by Alderman Jim Schuchmann

Commissioner Comments- Nothing to report at this time

Adjournment

Jim Toothman made a motion to adjourn the meeting. Major Dave Heiliger seconded it and the meeting adjourned at 7:45 pm

Approved_____

Attested_____