

Planning & Zoning Meeting Minutes

August 17, 2009

The Planning and Zoning Commission met for their regular monthly meeting on Monday, August 17, 2009

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

The legible names of others present were: Tim Reynolds, Angie Reynolds, Lorie O'Leary, David O'Leary, Nick Nixon and Don and Charlotte Schneider.

Call to Order

Chairman Tony Gironde called the meeting to order at 6:35 p.m.

Minutes

James Toothman made a motion to approve the June 15, 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. Schneider Group

Discussion on Flea Market on property located on Interstate Drive behind Kaplan Lumber (map available at City Hall)

Nick Nixon introduced himself as the realtor for the Schneider Group. Nick Nixon said that the Schneider Group is part owner of a thrift store in Warrenton and they want to move it on to the said property and expand into something like a flea market. Nick Nixon said that they were there to discuss it with the Board prior to paying for a permit application. Nick Nixon said it is zoned Light Industrial. James Toothman asked if it was

gong to be in a building and Charlotte Schneider replied that they did not have enough money to build a building. She said basically they would have port-a-potties, put a lot of chat gravel and have the road widened. She said unless it would do well, they would not have any money for any buildings. Tony Girondo asked if their vendors would be a consistent vendor base or would there just be people coming and going. Charlotte said she would have it on Saturdays only because Wentzville is too much competition. Charlotte said right now they are just trying to make enough money to make the payments on the property and become part of the economy in Wright City and they do not really have the money to put a business on the property nor do they know what kind of business they would do there. She said they have been in business their whole lives and are incorporated and have been with the State of Missouri for about ten years. She said the Flea Market Business across the United States is one of the few things that is doing well and it would comprise of based on statistics, 75 percent of the people selling new items and 25 percent of the people having garage sale items. She said they would follow the rules laid out by Wentzville which they have been there many times to investigate and the only vendors that would be allowed to sell food products would have to have correct licenses and there would be a lot of prohibited items. She said they would have insurance. She said there is such a thing as the National Flea Market Association across the United States and you join it and they are like a mentor. They help with everything including your liability insurance; they tell you how to protect yourself, your community, your vendors and the customers. Tony Girondo said his only concern is the port-a-potties, without having a real building in place for a restroom facility and central headquarters to run the operation. Charlotte said Wentzville has a couple of bathrooms in a building, but 99 percent of their bathrooms are the port-a-potties. Tony Girondo said in the past with other applicants the Board has addressed issues with the City not having any control over the vendors. Jamey Abercrombie asked how big the property is and Nick Nixon replied that it is 25 acres. Nick Nixon said the property that they want to use is about five acres. Tony Girondo asked if the 35 foot wide utility easement there is already a current gravel road. Nick Nixon replied yes that it is the road that leads to the sewer lift station. Tony Girondo asked what months they would like to be in operation. Charlotte replied that Wentzville closes on December 1st and stays closed for three or four months. She said that 75 percent of the vendors from Wentzville go to Belleville, IL on Saturdays to a Flea Market so there is a possibility that she can get those people to come to her Flea Market because she is local. Tony Girondo said Jamey Abercrombie made reference to a plan and Tony said that he would like them to get a plan together and come to a workshop. Tony Girondo advised them to present an outline and a plan at the workshop then maybe they could look at it as a joint venture, the Board of Aldermen and Planning and Zoning together, then figure out if this is something that the City would find acceptable. Tony said at that time the Board could let the applicant know if they should proceed with the Conditional Use Permit.

b. Lorie and David O’Leary

Discussion on a variance located at 406 Lake Tucci Circle for proposed fence.

Lorie O’Leary was present and said she wants to build more of a rectangular fence and the building line does not allow her to do that. Tony Girondo said the one thing that concerns the Commission is if the fence is in the line of sight of the neighbor. Tony said there is a sight issue on how close the fence should be to the City Street. John O’Connor asked Lorie what type of fence material she would be using and she replied that it would be wooden. Tony Girondo explained to Lorie by putting her fence on an easement it leaves her receptive to a lot of other issues such as water and sewer lines, they will tear down the fence and it is not the City’s responsibility to replace the fence because they have access to the easement. Lorie said ultimately she was trying to build a rectangular shaped fence because to angle 50 feet from the center of the road, there is about six different angles. John O’Connor said that his major concern was if it was going to be a solid type fence. Tony Girondo said that they would issue a variance based on easement lines with the possible exception of the property line on the southern property line or easement line. Tony said that is where Larry needs to give Lorie the okay to do so.

Building Official Report- Harry Harper

Harry Harper was not present.

Commissioner Comments

None

Adjournment

John O’Connor made a motion to adjourn and James Toothman seconded the motion. All were in favor. Meeting was adjourned at 7:25 p.m.

Signed_____

Attested_____

Dated_____