

# **Planning & Zoning Meeting Minutes**

## **October 19, 2009**

The Planning and Zoning Commission met for their regular monthly meeting on Monday, October 19, 2009

The following were present: Committee members Roy White, Jamey Abercrombie, John O'Connor, Jimmy Justice, Tony Midiri and Valerie Viviano-Lanemann. City employees present were Harry Harper and Shayla Clark.

The legible names of others present were: Angie Reynolds and Jim Schuchmann  
Others present not signed in: Nick Nixon, Donald Schneider, Keith Armbruster and Becky Burge

### **Call to Order**

Committee member John O'Connor called the meeting to order at 6:45 p.m.

### **Minutes**

Jamey Abercrombie made a motion to approve the September 21, 2009 Planning & Zoning Meeting Minutes. Tony Midiri seconded the motion. All were in favor.

### **Public Comments/Concerns**

None

### **Public Hearing**

**a. Request for a Conditional Use Permit from CGA Gold Group to operate a Flea Market located on property on Interstate Drive which is off of Veterans Memorial Parkway in Wright City, Missouri.**

Nick Nixon said Charlotte Schneider was in Chicago. Nick Nixon and Donald Schneider were present to answer questions. Jimmy Justice asked when they planned on conducting the Flea Market. Donald Schneider replied Saturdays only. Jimmy Justice asked what the plans were to gain access to the property and parking on the property. Donald Schneider said they were considering leveling and chatting an area for parking. Nick Nixon said they have already gotten two bids on it. Donald Schneider said that the gravel lot would be for people that were going to be purchasing items from the Flea Market. Nick Nixon said that Charlotte Schneider said that she wanted to put a gravel path and then have a gravel lot so the people could walk up an down the gravel walk way. Donald Schneider said they just have to see how much traffic they get and where they can put the vendors. Jimmy Justice asked if there was going to be a two lane road at the entrance. Donald Schneider said there is a road that they will have to widen and have to put chat on it to get

back to the property. Jimmy Justice said that right now that entrance is also the only access to get to the lift station that is back there. Nick Nixon said they also have bids on widening the road. Valerie Viviano-Lanemann asked the amount of revenue the City would receive from the Flea Market. Donald Schneider said the City would get five dollars per spot rented. Jimmy Justice said all the improvements that they make to the ground will bring the property value up and then when they have to pay their real estate taxes it will also generate money for the City. Jamey Abercrombie asked how long of a Conditional Use Permit they were requesting. Donald Schneider replied that they would like a yearly permit. Jamey Abercrombie said he looked in the code book and it reads for this type of temporary uses it requires a conditional approval prior to permit issuance and may be authorized for a period not to exceed six months. Donald Schneider asked if the standard was six months and Jamey Abercrombie replied not to exceed six months. Donald Schneider said then they could ask for six months then renew it at that point. Nick Nixon said he did not know about that because they would be spending \$50,000.00 to \$60,000.00 on rock and alterations. Jamey Abercrombie said that the code also says that you must have a hard surfaced or paved parking lot. Nick Nixon said that would be impossible. Nick Nixon said in the future they would be able to do that but not at this time. Jamey Abercrombie said he was bringing this up because he was not sure if they were aware of it. Jimmy Justice said that is why he asked how many days a week they planned on having the Flea Market. Jimmy Justice said we are looking at a one day a week and we did not require the Fire works stands that got a Conditional Use Permit that operated for a month to pave their lots. Jimmy Justice asked how many lots they planned on having in there and Donald Schneider replied that they planned on having one hundred. Jimmy Justice said that is one hundred at five dollars a spot so that would be \$500.00 a week therefore, that would be \$2000.00 a month just for the City. Donald Schneider said if they do well, then in the future they would have the money to asphalt. Jamey Abercrombie said that is why he is asking about the six months. Donald Schneider said he could not justify it at this time because there is no way they could afford it and Jamey Abercrombie replied that he understood. Jamey Abercrombie said the code book says the six months is the maximum but they could come back and revisit in six months. Donald Schneider said he has his building tied up in equity and if they can not make the Flea Market work the property will go back to the bank. Charlotte Schneider's mother said they were hoping to open up in the spring. She said it was going to take six months to get everything prepared. She said they did not want to do all of the work if it was not going to be approved. Jimmy Justice said the Flea Market would increase the value of the property, bring in \$2000.00 a month to the City and plus the real estate taxes are going to increase. Jimmy Justice said he understood what Jamey Abercrombie was saying and the Commission should not bend the rules. Jimmy Justice said we let people come in to the park and sell things and we do not pave the whole park and Jamey Abercrombie said that falls under a different set of rules. Jimmy Justice said in his opinion it is different for a one-day-a-week business verses a seven day a week business. Harry Harper asked about the utilities and water retention. Donald Schneider said there was not going to be electric. Harry Harper said they are going to have to get a land disturbance permit and that is through the state, not the City. Mayor Roy White asked if the Conditional Use Permit was granted, would they be able to have everything ready in six months. Charlotte Schneider's mother said that Charlotte was hoping to open in the spring and if it worked

out she would then expand from one hundred spaces to one hundred and fifty spaces. John O'Connor said we could approve it with a future effective date. Jamey Abercrombie said you have to have a Conditional Use Permit before you do anything to change the property. Charlotte Schneider's mother said that if they make all the changes to the land and do not get approval that is a big investment to be making. John O'Connor said if there are not anymore questions we will move on.

**b. Request for a Conditional Use Permit from Keith Armbruster and Becky Burge for a Home Occupation Business to operate an office for a canine waste removal service located at 55 Spring Hill Circle, Wright City, Missouri.**

Keith Armbruster said he would be going to residential homes and some commercial businesses to removal the canine waste. John O'Connor asked if phone calls and accounting would be the only thing going on at the home and Keith Armbruster replied with a yes. John O'Connor asked if there would be any customers parking in the area. Keith Armbruster said there would be no parking or signs in the yard. John O'Connor asked where they would be disposing the canine waste and Keith Armbruster replied at the residence where the work is being performed. A citizen asked if there would be any animals at the home and Keith Armbruster replied no. Keith Armbruster said there are numerous businesses like this in St. Louis County and in St. Charles County but there is not one in Warren County. John O'Connor said if there are not anymore questions we will move on.

**Old Business**

None

**New Business/Recommendations to Board of Alderman**

**a. Request for a Conditional Use Permit from CGA Gold Group to operate a Flea Market located on property on Interstate Drive which is off of Veterans Memorial Parkway in Wright City, Missouri.**

Jamey Abercrombie made a motion to accept the request for a Conditional Use Permit from CGA Gold Group with the stipulation that they widen the entrance road to meet minimum City standards of width and they revisit the Commission in six months. Valerie Viviano-Lanemann seconded the motion. All were in favor and the motion carried.

Vote: Roy White- yes                      Jimmy Justice- yes  
          Jamey Abercrombie- yes            Tony Midiri- yes  
          John O'Connor- yes                Valerie Viviano-Lanemann- yes

**b. Request for a Conditional Use Permit from Keith Armbruster and Becky Burge for a Home Occupation Business to operate an office for a canine waste removal service located at 55 Spring Hill Circle, Wright City, Missouri.**

Jimmy Justice made a motion to accept the request for a Conditional Use Permit from Keith Armbruster and Becky Burge. Tony Midiri seconded the motion. There were five yes votes and one nay vote. The motion carried.

Vote: Roy White- yes	Jimmy Justice- yes
Jamey Abercrombie- nay	Tony Midiri- yes
John O'Connor- yes	Valerie Viviano-Lanemann- yes

**Building Official Report- Harry Harper**

None

**Commissioner Comments**

None

**Adjournment**

Valerie Viviano-Lanemann made a motion to adjourn and Jamey Abercrombie seconded the motion. All were in favor. Meeting was adjourned at 7:45 p.m.

Signed \_\_\_\_\_

Attested \_\_\_\_\_

Dated \_\_\_\_\_