

Planning & Zoning Meeting Minutes

October 20, 2008

The Planning and Zoning Commission met for their regular monthly meeting on Monday, October 20, 2008

The following were present: Committee members Roy White, Dave Walter, Jamey Abercrombie, Jimmy Justice, Jon Young, John O'Connor and Tony Girondo. City employees present were Shayla Clark and Larry Janish, Interim Code Enforcement Officer.

The legible names of others present were Angie Reynolds, Lyn Walter, and Steven Willis

Call to Order

Chairman Jamey Abercrombie called the meeting to order at 6:30 p.m.

Minutes

Tony Girondo made a motion to approve the September 15, 2008 Planning & Zoning Meeting Minutes. Jimmy Justice seconded the motion. All were in favor.

Public Comments/Concerns

None

Public Hearing

(Tabled Public Hearing)

a. Request for a Conditional Use Permit from Alan Stephens to run a pumpkin stand, sell fall items and operate a Christmas tree lot on vacant property located on Hat Trick Lane in Wright City, Missouri.

Alan Stephens was not present.

b. Request for a Conditional Use Permit from Steven and Barbara Willis to operate a storage facility located at 499 West Service Road North, Wright City, Missouri.

Steven Willis was present. Steven Willis submitted his advised plan to the Board and asked if the Board had any questions regarding the advised plan. Jimmy Justice asked if the 31 spaces on each side are 20 foot deep. Steven Willis said yes and there is another role on the west side that is 35 foot long for longer vehicles. Steven Willis said when a person rents a spot he would measure the vehicle to make sure it fits, and there might be a little adjustment for that. Steven Willis said he thinks 20 foot is plenty long for most boats and trailers and most small rvs. Jamey Abercrombie said he did not know that

Steven Willis was going to angle the spaces; he said he was a little concerned about the 25 foot road to get around to a 35 foot parking lot and making that type of bend. Steven Willis said that is why he did not put the degree of the angles on his plan because he wants to get something back there and test it out. Jamey asked about the gravel under laminate. Steven Willis he was going to put felt down. Jamey asked Larry if this would have to be a hard surface. Larry said according to the ordinance book all new parking areas or roadways have to be hard surface. Jamey said so that means blacktop or concrete. Steven Willis said there is no way I can afford that. Jamey said if we make an exception for you that just opens the flood gate for everybody else.

Old Business

a. Request for a Conditional Use Permit from Alan Stephens to run a pumpkin stand, sell fall items and operate a Christmas tree lot on vacant property located on Hat Trick Lane in Wright City, Missouri.

Tony Girondo made a motion to deny the Request for a Conditional Use Permit form Alan Stephens to run a pumpkin stand, sell fall items and operate a Christmas tree lot on vacant property located on Hat Trick Lane in Wright City, Missouri due to the lack of information. John O'Connor seconded the motion. All were and favor and the motion carried.

Vote: Roy White – yes Jon Young - yes
 Dave Walter – yes John O'Connor- yes
 Jamey Abercrombie – yes Tony Girondo-yes
 Jimmy Justice – yes

New Business/Recommendations to Board of Alderman

a. Request for a Conditional Use Permit from Steven and Barbara Willis to operate a storage facility located at 499 West Service Road North, Wright City, Missouri.

Tony Girondo made a motion to approve the request for a Conditional Use Permit from Steven and Barbara Willis to operate a storage facility located at 499 West Service Road North, Wright City, Missouri with the plans provided as is. Jon Young seconded the motion.

Vote: Roy White – nay Jon Young - yes
 Dave Walter – nay John O'Connor- nay
 Jamey Abercrombie – nay Tony Girondo-yes
 Jimmy Justice – nay

There were five nay votes and two yes votes. The motion to approve failed.

Building Official Report- Larry Janish

Larry Janish informed the Board that there had been four building permits since the last Planning and Zoning meeting. Larry said there was one for Old Castle Glass, two for Mitchelle Homes at the Shires, and one for Ackermann Homes at Quail Creek. Larry also informed the Board that there has been 12 property maintenance inspections, 5 yard sale permits, 2 fence permits, 2 sign permits, 1 deck permit, and 1 shed permit. The sign permits were for Snap Fitness and FMB Bank.

Commissioner Comments

Jamey Abercrombie said workshops are for the Board of Alderman and Planning and Zoning to work together to try and make things happen. Jamey said the last few workshops he had been at there had been one or two Planning and Zoning guys there. Jamey said I know everyone is busy but we need to start making those workshop meetings that is our time to voice our opinions to the Board of Alderman.

Jamey said with the Wright Stop issue, a lot of us were unaware about what actually was enforced with the parking. Jamey said, he in particular was unaware. He said as a citizen he believes you have the right to go into Wright Stop and voice your opinion about things in a professional way, but if you get out of line you need to step away because you represent the city as well. Jamey asked Mr. Schuchmann if he was fishing at the last Board of Alderman meeting to get Elaine, the manager of Wright Stop, as to who else came into Wright Stop. Jim Schuchmann said he was not fishing that he asked her what three people came into Wright Stop. Jamey Abercrombie said that he went into Wright Stop and told the clerk that she better call her boss to get those moved because he didn't want to see any issue coming from it, and that is all that was said and you can ask the clerk because I walked right out. Jamey said to Jim Schuchmann, I feel that you were trying to single me out by asking her that. Jim Schuchmann said how would I be singling you out by asking her what three people came in, when she stood up and said three officials from the city came in. Originally she said three Aldermen from the city came in there causing problems. Jim said and I asked her do you know what three people it was. And she said yes, I do. Jim asked her are they sitting up here across the front, which was at the Board of Alderman meeting. She said absolutely not, and then Jim said then it was not three Aldermen. Jim asked her if she wanted to share with us who it was, and she named Mr. Justice. She said there was a phone call from the City and she refused to name a third person. Jim said he did not push it any further than that. Jim said so if you feel that you were being singled out, so be it. Jamey said all I have to say about that is, that's a battle you do not want to take on. Jim Schuchmann said Mr. Abercrombie I did not start this battle, you are making a Commissioner Comment, and I guess you felt like you needed to own up to what you did or something. Jim Schuchmann said you called me out about fishing sir; I did not bring this battle to you. Jim Schuchmann said did you not instigate this tonight. Jamey Abercrombie said I was sitting right over there when you were at the Board of Alderman and you were trying to get it out of her who did it. Jim Schuchmann said I simply asked her, when she said three people came in from the city, I

asked what three people. Jamey said all I am saying is that I went in there; I'm not ashamed I went in there, and I was very professional. Jim Schuchmann said, then why didn't you stand up that night if you are not ashamed of it, but that is a whole another issue. Jim Schuchmann said, again you are saying that I am calling you out on this issue sir; I never called you out on this issue. All I did was ask her to identify the three people. Jim Schuchmann said, so I don't understand what battle we have gone into here. Jamey said, I'm just saying do not try to call me out on it. Jim Schuchmann said if I ever do, I will let you know; I will specifically look at you and say Jamey Abercrombie I am calling you out. Jamey said and that is something you do not want to do. Jim Schuchmann said, well we will see, if we ever have to go there then we will see what happens. Jamey said to Jim Schuchmann, I think you have enough problems right now, that you don't even want to go there. Jim Schuchmann said would you like to allude as to what my problems are. Jamey Abercrombie said, Mr. Ron Mershon because I believe if Mr. Ron Mershon was here this cast iron issue would not have been raised up. Jim Schuchmann said, it is my fault that the budget could not afford Mr. Ron Mershon. Jamey said we will not get into that. Jim Schuchmann said because if it is please let Mr. McCain and Mr. Obama know that Mr. Schuchmann is the problem with the economy in the United States of America right now because I'm sure they would like everyone else to know. Jamey said I believe the lawyer told you exactly where you stand with the budget issue. Jim Schuchmann said what lawyer told me where I stand. Jamey said I don't know, you tell me. Jamey Abercrombie said your lawyer. Jim Schuchmann said I have never discussed this with my lawyer. Have you discussed this with my lawyer? Jamey said, I don't know have I. Jim Schuchmann, said I don't know, you are making first hand acknowledgement that some how or another you know a lawyer discussed this with me. I would like to know who you talked to. Jamey said, you would, wouldn't you. Jim Schuchmann said, yes I would. Jim Schuchmann asked Jamey do you have anything else you would like to share. Jamey said I am just stating the facts, do not call me out, I do not appreciate it. Jim Schuchmann said I have stated a fact also sir, if I go to call you out, you will know that I have called you out. Dave Walter said are we done threatening an Alderman in the audience now. Jamey said I am not threatening him. Jamey said if I threaten him, I go to jail, so I don't threaten anybody. Dave Walter said then I would like make a motion to adjourn.

Adjournment

Dave Walter made a motion to adjourn and John O'Connor seconded the motion. All were in favor. Meeting was adjourned at 7:10 p.m.

Signed _____

Attested _____

Dated _____

