

**City of Wright City
Planning and Zoning Commission Meeting
Tuesday, February 21, 2017**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6:30 p.m. Tuesday, February 21, 2017, at the Wright City City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

Commission members present were Mayor David Heiliger, Alderman Dan Rowden, Chairman Tony Girono, Joe Iannicola, Angie Reynolds and Scott Schroeder. Also present were City Clerk Karen Girono, Alderman James Toothman, Alderman Thomas Dixon, Frederick Mueller, Norman Krutzman, Theresa Kless and Tracey Hayes.

Call Meeting to Order – Chairman Girono called the meeting to order at 6:30 p.m.

Approval of Minutes - Alderman Rowden moved and Mr. Iannicola seconded the motion to approve the minutes of the January 17, 2017, meeting. On voice vote, the motion was approved 5-0.

Public Comments/Concerns

Mr. Krutzman said he was concerned about a potential drainage problem in the Gettysburg Commons as more homes are built in the subdivision. He also expressed concern about noise from a planned auction house to be located on the North Outer Road west of the Wright City city limits.

Public Hearing

None

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – No action.

Containers – Mayor Heiliger moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen adopt regulations based on the following guidelines regarding semi-truck trailers, shipping containers and PODS:

Semi-truck trailers – Ban in certain commercial districts and where permitted, subject to a temporary permit and location requirements, ban in residential districts;

Shipping containers – Limit size in the commercial districts and make them subject to a temporary permit and locational requirements, ban in residential districts;

PODS – Limit the size in commercial and residential districts, subject to a temporary permit and location requirements;

Permit all types of containers and all sizes in industrial district subject to a conditional use permit.

On voice vote, the motion was approved 5-0.

New Business/ Recommendations to the Board of Aldermen

Tracey Hayes/Kevin Nunn – Subdivision of Property – Mayor Heiliger moved and Mr. Schroeder seconded the motion to recommend the Board of Aldermen approve the Nunn Subdivision of Westwoods Road. On voice vote, the motion was approved 5-0.

Site Plan Review – City Hall/Park – Mr. Schroeder moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen approve the site plan for the new City Hall and park on Westwoods Road with the stipulation more details be provided on the pad for the trash dumpster. On voice vote, the motion was approved 5-0.

Norman Krutzman – Fence – Mr. Krutzman presented a plan to remove 16 feet of the existing fence on his property at 414 Fredricksburg Way and extend it 16 feet south and 16 feet east to the side of the residence. He said he plans to cover the ground area within the fenced area with heavy plastic and then a layer of rock and store two trailers on the rock surface. Commission members explained city ordinance requires storage of trailers on the side of a house to be on a hard surface. Mr. Iannicola moved and Mr. Schroeder seconded the motion to deny the request because it does not comply with the city’s ordinance. On voice vote, the motion was approved 5-0.

Building Official

Reports – None

Commission Comments - None

Adjournment - Alderman Rowden moved and Ms. Reynolds seconded the motion to adjourn the meeting. On voice vote, the motion was approved 5-0.

Approved: _____

Attested: _____