

**City of Wright City
Planning and Zoning Commission Meeting
Monday, March 20, 2017**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6:30 p.m. Monday, March 20, 2017, at the Wright City City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

Commission members present were Mayor David Heiliger, Chairman Tony Girono, Matt Barbey, Kerry Lambright, Angie Reynolds and Scott Schroeder. Also present were City Clerk Karen Girono, Alderman James Toothman, Thomas Lafferty, Kenny Lafferty and Steven Green.

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

Approval of Minutes – None

Public Comments/Concerns

Mr. Lafferty told the Commission he owns 12 lots along the west side of Timber Trails subdivision and is considering the possibility of constructing duplexes on the property. He said he understands before duplexes could be erected, the zoning of the property must be changed from SR-3 to M-1 and the lots would need to be reconfigured. He asked if the commission would consider such a proposal.

Public Hearing

Steve Green Action Automotive Conditional Use Permit for Storage Container – Mr. Green said he is seeking a conditional use permit to permanently place three storage containers on the east side of the building located at 277 East Service Road North. The containers would be used to store auto parts, he said. There were no further questions or comments. Chairman Girono closed the public hearing.

Fredrick Mueller Conditional Use Permit for Storage Shed/Containers – Ms. Girono said Mr. Mueller informed her he could not attend the hearing and asked the Commission to delay any decision until he could discuss his request for a conditional use permit to place a storage shed/container at 101 North Locust. Commission members discussed requiring a solid fence at least as tall as the container be erected around any container. There were no further questions or comments. Chairman Girono closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Review – No action.

New Business/Recommendations to the Board of Aldermen

Fredrick Mueller Conditional Use Permit – Mayor Heiliger moved and Mr. Barbey seconded the motion to recommend the Board of Aldermen approve the conditional use permit submitted by Mr. Mueller for 101 North Locust with the condition that any storage shed/container be enclosed with a solid fence as tall as the tallest container erected in compliance with section 405.100.A.1.B.3 of the city code and the entire project must be completed within thirty days. On voice vote, the motion was approved 5-0.

Steve Green Action Auto Conditional Use Permit - Mayor Heiliger moved and Mr. Barbey seconded the motion to recommend the Board of Aldermen approve the conditional use permit submitted by Mr. Green for 277 East Service Road North with the condition that any storage shed/container be enclosed with a solid fence as tall as the tallest container erected in compliance with section 405.100.A.1.B.3 of the city code and the entire project must be completed within thirty days. On voice vote, the motion was approved 5-0.

Preliminary Plat Gettysburg Commons Plats 4 and 5 – The Commission reviewed the preliminary plat for plats 4 and 5 of Gettysburg Commons. Three of the original 60-foot lots have been changed to two 90-foot lots. Mr. Schroeder moved and Mr. Lambright seconded the motion to recommend the Board of Aldermen approve the Preliminary plat for plats 4 and 5 of Gettysburg Commons. On voice vote, the motion was approved 5-0.

Cathy Braungardt – 103 South Locust - In the absence of Ms. Braungardt, Mayor Heiliger moved and Mr. Barbey seconded the motion to table the matter. On voice vote, the motion was approved 5-0.

Building Official

Reports – The Commissioners reviewed the written building report.

Commission Comments

None

Adjournment

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

Approved: _____

Attested: _____