

**City of Wright City
Planning and Zoning Commission Meeting
Monday, April 17, 2017**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6:30 p.m. Monday, April 17, 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 Girondo, Kerry Lambright and Angie Reynolds. Also present were City Clerk Karen Girondo, Donald Reed and Karen Wright.

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

Approval of Minutes – February and March – None

Public Comments/Concerns

None

Public Hearings

Reed’s Rockets Conditional Use Permit for Fireworks Stand – Mr. Reed said he is seeking a conditional use permit to operate a fireworks stand at 425 North Service Road West as he had done in previous years. No changes are planned, he said. There was no further comment or discussion. Mr. Girondo closed the public hearing.

Carter Canyon Investments – Rezoning of Carter Canyon MR-1 to SR-3 – An application was filed with the City to rezone the Carter Canyon subdivision from M-1 to SR-3. There was no comment or discussion. Mr. Girondo closed the public hearing.

Jeff Merkel – Rezoning of Property at 13200 and 13230 Veterans Memorial Parkway from C-4 to C-5 – An application was filed to rezone the property located at 13200 and 13220 Veterans Memorial Parkway from C-4 to C-5. A portion of the property at 13200 Veterans Memorial Parkway is now zoned C-5. Ms. Wright asked if the adjoining property she and her husband own could also be rezoned to C-5. The Commissioners said if the necessary paperwork is completed, the property could be rezoned. She also said the vacant commercial building west of her property has standing water in the loading dock area and rear windows are broken. Commissioners said such issues will be turned over to the city’s code enforcement officer. There was no further discussion or comments. Mr. Girondo closed the public hearing.

Amending the Zoning Code to clarify and define the use, duration and location of certain accessory uses, such as contractors’ sheds and other permanent and temporary storage structures and uses in the Commercial Districts, including amendments to Section 430.140 commercial permitted uses, conditional uses and temporary uses, Section 400.050 procedures and Section 405.100 supplemental regulations of the municipal code of the City of Wright City – There was no discussion or comment. Mr. Girondo 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

Reed’s Rockets – Conditional Use Permit – Alderman Rowden moved and Ms. Reynolds seconded the motion to recommend the Board of Aldermen approve a conditional use permit for Reed’s Rockets to operate a fireworks stand at 425 North Service Road West with the standard signage limitations. On voice vote, the motion was approved 4-0.

Carter Canyon – Rezoning – Mr. Lambright moved and Ms. Reynolds seconded the motion to recommend the Board of Aldermen approve the rezoning of Carter Canyon from MR-1 to SR-3. On voice vote, the motion was approved 4-0.

13200 and 13230 Veterans Memorial Parkway – Rezoning – Mayor Heiliger moved and Mr. Lambright seconded the motion to recommend the Board of Aldermen approve the rezoning of 13200 and 13230 Veterans Memorial Parkway from C-4 to C-5. On voice vote, the motion was approved 4-0.

Amending Zoning Code – Alderman Rowden moved and Ms. Reynolds seconded the motion to recommend the Board of Aldermen adopt the proposed bill titled “An Ordinance Amending Chapters 400, 405, 425, 430 and 435 of the Wright City Municipal Code Pertaining to the Regulation of Storage Units and Portable Storage Containers. On voice vote, the motion was approved 4-0.

Building Official

Reports – The Commissioners reviewed the written building report.

Commission Comments

None

Adjournment

Mr. Lambright moved and Alderman Rowden seconded the motion to adjourn the meeting.

Approved: _____

Attested: _____

