

Planning & Zoning - Meeting Minutes
March 18, 2013 6:30 pm

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, March 18, 2013 at 6:30 pm in City Hall.

The following were present: Committee members. Tony Girono, Angie Reynolds, Tony Midiri, Mayor Dave Heiliger, Alderman Jim Toothman and John O'Connor. City employees present were Building Official Harry Harper and Planning and Zoning Clerk Denise Queen. Committee members absent were Sal Gertken.

Others present and signed in were: None.

Call to Order

Chairman Tony Girono called the meeting to order at 6:30 pm.

Minutes

John O'Connor made a motion to approve the minutes of February 14, 2013. Mayor David Heiliger seconded it and the motion unanimously carried.

Public Comments and Concerns

No comments or concerns at this time.

Public Hearing

No comments or concerns at this time.

Old Business/ Recommendations to the Board of Aldermen

Ron Smith proposed development on the property at Veteran's Memorial Parkway (2.37 acres site map #6.033)

Tony Girono said that at the Workshop meeting they discussed the ADA Access to Temporary Structures from our City Building Inspector Bob Barclay regarding walkways and crosswalks in reference to handicap accessibility for temporary structures and outdoor pathways. Tony Girono asked if there were any questions or concerns and do we want the flea market and event center. Tony Girono said that the workshop was in agreement of giving Ron Smith a one year Conditional Use Permit with a one year extension and after the 2 years then reevaluate the entire program and make Ron Smith go through the process again that way it gives him a couple of years to see if he can make enough money to build the event center or to abandon his idea.

Alderman Jim Toothman asked about the ADA guidelines. Mayor David Heiliger said that the Federal Government takes over with ADA guidelines. Tony Gironde read to Planning and Zoning a letter addressed to Board of Alderman and Planning and Zoning from Robert Barclay dated March 7, 2013, subject: **ADA Access to Temporary Structures**. Paragraph 1; Mr. Effland, Specialist for ADA walkways and crosswalks when associated with state transportation, stated that outdoor pathways for state and federal parks is governed by the Department of Justice until the path enters into a building then the building codes and A117 ADA requirements become enforceable." Paragraph 2 and 3; stated "Walking surfaces of the means of egress shall have a slip-resistant surface and be securely attached" and that "sloped surfaces shall be vertical in 20 units horizontal (5 percent slope). Section 302.1 of the A117 ADA states that "Floor surfaces shall be stable, firm, and slip resistant". In conclusion, Bob Barclay said his thoughts for the flea market were that an alternative path could be accepted because the structures are temporary provided that the paths are designed by a registered engineer for proper grading and slope. The alternate surface material must meet "stable, firm and slip resistant". It is also important to note that once a permanent structure is built, all associated parking for the structure and the structure itself must meet current zoning and building codes adopted by Wright City.

Tony Gironde said that Ron Smith should be given a copy of this letter. Bob Barclay will need to make sure that Ron Smith is in compliance with Wright City ordinances. Harry Harper said that it could be similar to the walking trail at Ruge Park.

Tony Midiri made a motion to recommend the proposal of a flea market from Ron Smith to develop the property at Veteran's Memorial Parkway 2.37 acres with the stipulation that Ron Smith develop the property with Bob Barclay Inspection Services and complies with the specifications as indicated in the **ADA Access to Temporary Structures** letter dated March 7, 2013 addressed to Wright City Board of Alderman and Planning and Zoning. John O'Connor seconded it and the motion unanimously carried.

Proposed change by amending the Municipal Code of the City of Wright City, Missouri Section 405.100 Regulating Fence Construction Material, Chapter 405; Zoning, Generally, Title IV of Zoning Code of the Municipal Code of the City of Wright City, Missouri.

John O'Connor made a motion to recommend the proposed changes (as previously discussed and approved) by amending the Municipal Code of the City of Wright City, Missouri Section 405.100 Regulating Fence Construction Material, Chapter 405; Zoning, Generally, Title IV of Zoning Code of the Municipal Code of the City of Wright City, Missouri. Mayor David Heiliger seconded it and the motion unanimously carried.

New Business / Recommendations to the Board of Aldermen

No new business at this time

Reports

Building Official – Report given by Harry Harper.

Commissioner Comments: Nothing to report at this time.

Adjournment

Alderman Jim Toothman made a motion to adjourn the meeting. Mayor David Heiliger seconded it and the motion unanimously carried.

The meeting adjourned at 6:50 pm.

Approved _____

Attested _____