

Planning & Zoning - Meeting Minutes
January 14, 2013 6:30 pm

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, January 14, 2013 at 6:30 pm in City Hall.

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

Others present and signed in were: Tim Reynolds, Jim Hancock, Rhiannan and Steve Oshia, Sherrie and Jason Amelong, Brian Reimers, Diane and Ron Smith.

Call to Order

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

Minutes

Tony Midiri made a motion to approve the minutes of December 17, 2012. Angie Reynolds seconded it and the motion unanimously carried.

Public Comments and Concerns

No comments or concerns at this time.

Public Hearing

James Hancock spoke about his Home based Internet Sales Business. He said that he would not be carrying any products that all orders are Internet Sales Only and will be sent directly to customer. He will be in his home selling a variety of items, seasonal products, with no food, drugs or health products. He said that he will be paying taxes and claim his revenue as income.

Old Business/ Recommendations to the Board of Aldermen

Application for Conditional Use Permit from Brian Anthony Reimers for a home based Internet Electric Cigarette Sales Business, located at 42 Appaloosa Way, Wright City, Missouri 63390.

Tony Midiri made a motion to approve the application for Conditional Use Permit from Brian Anthony Reimers for a home based Internet Electric Cigarette Sales Business, located at 42 Appaloosa Way, Wright City, Missouri 63390, and it was seconded by Sal Gertken.

Vote: Tony Girondo – yes
John O'Connor – yes
Angie Reynolds – yes
Sal Gertken - yes

David Heiliger - yes
Tony Midiri - yes
Jim Toothman – yes

The motion unanimously carried

Tony Girondo informed Brian Anthony Reimers that he can attend the next Board of Alderman meeting on Thursday, January 24, 2013 and at that meeting they will let him know if they approve the home based Internet Electric Cigarette Business.

Application for Conditional Use Permit from Rhiannan & Steve Oshia (Ashford Motors) for Automotive Sales and Service, located at 653 West Service Road North, Wright City, Missouri, 63390.

Tony Girondo made a motion to approve the application for Conditional Use Permit from Rhiannan & Steve Oshia (Ashford Motors) for Automotive Sales and Service, located at 653 West Service Road North, Wright City, Missouri, 63390, with the stipulation that Bob Barclay approved the improvements that they were going to do to the property, and it was seconded by Sal Gertken.

Vote: Tony Girondo – yes
John O'Connor – yes
Angie Reynolds – yes
Sal Gertken - yes

David Heiliger - abstain
Tony Midiri - yes
Jim Toothman – yes

The motion carried.

Tony Girondo informed Rhiannan & Steve Oshia that they need to get with Bob Barclay and make sure they have taken care of everything that was asked of them to pass the city inspection. Tony Girondo said that they can attend the next Board of Alderman meeting on Thursday, January 24, 2013 and at that meeting they will let them know if they approve the Automotive Sales and Service business.

New Business/Recommendations to the Board of Aldermen

Application for Conditional Use Permit from James Hancock for an In Home Internet Sales Business, located at 134 Quail Creek Drive, Wright City, Missouri 63390

John O'Connor made a motion to approve the application for Conditional Use Permit from James Hancock for an In Home Internet Sales Business located at 134 Quail Creek Drive, Wright City, Missouri 63390. and it was seconded by Tony Midiri.

Vote:	David Heiliger	yes	Jim Toothman	yes
	John O'Connor	yes	Tony Girondo	yes
	Angie Reynolds	yes	Tony Miridi	yes
	Sal Gertken	yes		

The motion unanimously carried.

Tony Girondo informed James Hancock that he can attend the next Board of Alderman meeting on Thursday, January 24, 2013 and at that meeting they will let him know if they approve the In Home Internet Sales Business.

Review Site Plan from Joey Prenger (Reliable Storage) Indoor Storage. 1 acre lot at #1 Hat Trick Lane, Wright City, Missouri 63390.

Joey Prenger spoke to the Planning and Zoning Committee regarding his plans for the Reliable Storage buildings. He said that he would start with one storage building 1A going in the direction of East and West, then if the first storage building does well he will build an additional three buildings. He said he was going to gravel the property. Tony Girondo said that it needs to be paved.

Joey Prenger asked what were the signage stipulations on and off the property. He said that he will level out the lot and that his property backs up to Harris Automotive and is behind the car wash and across from Dyer Rentals. He is not going to put a fence or gate around his property. He asked about the 25 foot set-back on the west side and how can he figure a variance with the other storage buildings in the future if needed.

Tony Girondo informed him that he had to contact Bob Barclay for the signage and questions for a 25 foot variance on the property. Tony said that it is in a Commercial District and the Indoor Storage is acceptable and no Conditional Use is necessary, and that we would inform the Board of Alderman that Planning and Zoning has no disapprovals for the proposal.

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

Ron Smith spoke to the Planning and Zoning Committee. He said that he has been in Warren County for 30 years. The property that he would like to develop this Spring is located east of Maze Auto Body and west of MFA Oil and Propane. He would start with Phase 1 and develop it as a small Wright City Flea Market with 25 to 35 spaces, opening up on Saturdays and Sundays and have it available to non-profit and fund raising organizations.

Phase 2 will be developed as the Wright City Event Center, a 9000 square foot building. He would like to start on this project next year. The Event Center could be for an Auction House, Indoor Flea Market, Banquet events, Trade Show, Weddings, Car and Boat Show and Concerts. He presented to the committee a list of upscale events that his sister-in-law, Gina Marie Keevan, has done that could be held at the Event Center in the future. Tony Gironde asked if his sister-in-law had an interest in the property, and Ron Smith said No.

Tony Gironde asked about roadway issues, concrete driveways and if he was going to put down gravel for the booths, roadways for vendors and walkways for customers. The commission asked about water and sewer for restrooms for vendors and customers and other safety issues.

Ron Smith said that years ago he did a joint venture with Wright City and contributed to have sewers to the property, but to start out with the Phase 1 it will be Port – A-Potties, and then with Phase 2 he will come to Planning and Zoning for approval on the Event Center. He would like to know if the city will work with him and he would like to work with the city on developing his property.

Angie Reynolds asked about parking for the Flea Market and Event Center.

John O'Connor wanted to know about the water flow issues. Ron Smith said that the property has a gentle slope and water should not be an issue.

Tony Gironde said that we would like to go a little slow to make sure what we are hearing and seeing and would like to discuss it at the February 4th Workshop and the February 11th Planning and Zoning. The code indicates that you need to have a percentage of your building in handicapped spaces and employee spaces available. i The commission informed Ron Smith that he is welcome to come to both of the meetings next month and that there are issues that they need to considered before this project gets approved.

Reports

Building Official – Report was given by Harry Harper.

Harry Harper discussed the proposed project in regards to water and sewer.

Commissioner Comments- Nothing to report at this time.

Adjournment

John O'Connor made a motion to adjourn the meeting and it was seconded by Dave Heiliger and the motion unanimously carried.

The meeting adjourned at 7:15 pm.

Approved _____

Attested _____