

**Planning & Zoning - Meeting Minutes**  
**December 17, 2012 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, December 17, 2012 at 6:30 pm in City Hall.

The following were present: Committee members. Tony Girono, Angie Reynolds, Tony Midiri, Mayor Dave Heiliger, Jim Toothman and Sal Gertken. City employees present were Superintendent Larry Janish and Planning and Zoning Clerk Denise Queen. Committee member John O'Connor was absent.

Others present and signed in were: Rhiannan and Steve Oshia, Sherrie and Jason Amelong, and Brian Reimers.

**Call to Order**

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

**Minutes**

Jim Toothman made a motion to approve the minutes of November 19, 2012. Sal Gertken second it and the motion unanimously carried.

**Public Hearing**

**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 Girono opened the Public Hearing. Mr. Reimers was present and he said that he was busy working another job and wanted to start up his Internet business next year. He said there will be no public traffic coming to his house because he has all of his mail delivered to a Troy address. He said in the future he may open a store with employees. He said that he is all legal with State and Federal requirements and he will be doing resale sales over the Internet with his Website.

**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.**

Steve and Rhiannan Oshia said that they have been in business for 5 years. They currently have an automotive sales and service business at 1729 North Service Road, Warrenton MO. They are trying to purchase the property at 653 West Service Road North, Wright City MO to relocate their Automotive Sales and Service business. They might have up to 30 automobiles for sales and service at a time.

Tony Girondo said that in the past there was a parking lot question with the owner Dale Schaper regarding the amount of spaces needed for employee and public parking spaces. Asphalt requirements need to be discussed with the Code Enforcement Officer.

Tony Girondo closed the Public Hearing.

### **Old Business/Recommendations to the Board of Aldermen**

Review Section 405.100 Regulating Fencing Material

Tony Girondo recommended to the Board of Alderman to amend Section 405.100 Regulating Fence Construction Material.

Jim Toothman made a motion to approve the following changes to Section 405.10. and it was seconded by Sal Gertken.

All Fencing must be made of approved material and be adequately secured in the ground.

1. Approved material would be chain link, decorative wood, or vinyl fence.
2. All fencing installed six (6) feet or less in height must have posts cemented in concrete at 30 inches deep.
3. Any fence over six (6) feet in height must be secured in concrete 36 inches deep.
4. All material and construction must be approved by City Official, Code Enforcement Officer, or Building Official.

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

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

The motion unanimously carried

### **New 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**

Jim Toothman made a motion to postpone until next Planning and Zoning meeting and it was seconded by Tony Midiri.

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

The motion unanimously carried.

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

The discussion was for another Used Car Sales Lot in town. What about parking spaces for the public and employee's? That will need to be discussed with Bob Barclay and the code enforcement officer. The commission discussed what kind of volume of sales the business would have.

Sal Gertken made a decision to postpone until next Planning and Zoning meeting, and it was seconded by Jim Toothman.

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

The motion unanimously carried.

**Reports**

**Building Official** – Report was given by City Superintendent Larry Janish.

Larry Janish said that it will be Bob Barclay's interpretation regarding employee and public parking and zoning. Larry Janish read Commercial code 430.130 and 430.070. It was discussed whether businesses have to have paved parking for only the public.

Mobile Home permits. Larry Janish said they can not be older than 15 years. He stated that 401 Veterans Memorial Parkway will have separate water meters.

Sign Permits. The Cedar Lake Cellars Sign permit will be renewed every 3 months.

**Commissioner Comments-** Nothing to report at this time.

**Adjournment**

Jim Toothman made a motion to adjourn the meeting and it was seconded by Tony Midiri.

The meeting adjourned at 7:15 pm.

Approved \_\_\_\_\_

Attested \_\_\_\_\_