

**Planning & Zoning - Meeting Minutes**  
**February 11, 2013 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, February 11, 2013 at 6:30 pm in City Hall.

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

Others present were: Diane and Ron Smith.

**Call to Order**

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

**Minutes**

Alderman Jim Toothman made a motion to approve the minutes of January 14, 2013. Angie Reynolds seconded it and the motion unanimously carried.

**Public Comments and Concerns**

No comments or concerns at this time.

**Public Hearing**

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

Tony Girondo expressed his concern about the size of the property, the parking for vendors, customers, handicapped, rental space and size, walkways for the flea market and event center. He asked Ron Smith if he had a layout of what will be done with the property. Ron Smith showed the committee the layout of his plans for the property and said he is looking into purchasing the 1.25 acre lot that adjoins his+ property and that would give him additional room for the event center, parking and walkways. The flea market would have 35 vendors and it would be at the front of the property facing Highway 70. The entrance is already concrete and gravel. Ron Smith asked about a temporary Conditional Use Permit like the fireworks stands.

Alderman Jim Toothman asked Ron Smith what he would do if the Temporary Conditional Use Permit for Phase 1 expires, if he would come back to Planning and Zoning for an extension and when he would start to build Phase 2. The committee is concerned about Ron Smith requesting extensions that might go on for 3 or 4 years without Phase 2 ever being built. Ron Smith said Wright City could put a stipulation on the length of time he had to complete Phase 1 to protect the city.

Angie Reynolds asked about Handicapped customers with their wheels on the gravel, that they can not travel over the rock and that it needs to be a smooth surface.

Mayor David Heiliger said that we could issue a Temporary Conditional Use Permit. He asked about the ADA Federal rules and that the City would need to check with Bob Barclay on the rules and regulations. Ron Smith was told that gravel is costly about \$100.00 to \$250.00 a load and he would need several loads. Ron Smith said as long as he gets the approval from Wright City, then it is up to him to determine if he can afford to do this project. The committee discussed whether the City wants' a flea market and event center and mentioned it could be a good thing for Wright City. Tony Girondo informed Ron Smith that there are several issues and rules that need to be reviewed by our City Attorney and City Inspector to make sure everything is legal. He said the committee would like this project to be similar to the Wentzville Flea Market. Ron Smith was told that he could attend the next Board of Alderman meeting on February 14 and talk to both the City Attorney and Bob Barclay, the City Code Inspector.

Mayor Dave Heiliger made a motion to postpone this matter until the next Planning and Zoning meeting. Angie Reynolds seconded it and the motion unanimously carried.

**New Business/Recommendations to the Board of Aldermen**

**Reports**

**Building Official** – Report reviewed by the committee.

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

**Adjournment**

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

The meeting adjourned at 7:05 pm.

Approved \_\_\_\_\_

Attested \_\_\_\_\_