

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

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

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

Others present and signed in were: Joe Holladay and Kenneth James

Call to Order

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

Minutes

Jim Toothman made a motion to approve the minutes of August 20, 2012. John O'Connor second it and the motion unanimously carried.

Public Hearing

Tony Girondo opened the Public Hearing. David Ford spoke in regards to his personal history in the business. He said that he would like to be open from 8 am to 5 pm Monday through Friday and 8 am to Noon on Saturdays with 24/7 days a week on road call service. He presently works out of the McDonalds parking lot and the Truck Weigh Scales in Foristell, Missouri. David Ford stated he wants to give his revenue to Wright City instead of other cities. He plans to buy and fix up a few trucks, trailers and a couple of boats each year for resale which all would be legal and licensed. He wants to turn the property back to a service station without gas sales.

Joe Holladay and Kenneth James wanted to know if he was going to have the bright outdoor lights shinning into their yards, noise late at night or dogs on the property.

David Ford said he would accommodate the neighbors by adjusting the lights. There will be no dogs on the property. Depending on inclement weather he would adjust his hours. He said that he prefers people to come to him first if they have any complaints, before going to City Hall.

Larry Janish informed him that the trailers on the property need to be removed and David Ford said that he had already spoke with the landlord and he was going to scrap out the trailers.

John O'Connor said he would like the property to be repaved and parking kept to the hard surface not the gravel before it's approved by Planning and Zoning.

Tony Girondo said that he thought they should approve the hours to 7 or 8 am to 7 or 8 pm Monday through Saturday and to restrict the entrance to only be in front of the building.

Tony Girondo closed the Public Hearing.

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Application for Conditional Use Permit from David Ford for a Truck, Boat and Trailer Repair and Sales, located at 13430 Veterans Memorial Parkway, Wright City, Missouri

Tony Girondo made a motion to postpone the application until the next Planning and Zoning meeting and it was seconded by Mayor Dave Heiliger.

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

The motion unanimously carried.

Keeping Rabbits- Review

Tony Girondo asked the Planning and Zoning to review and study Animal Ordinances until the next Planning and Zoning meeting. Keeping Rabbits was to be postponed until the next Work Shop.

Review Section 405.100 – Regulating Fence Material

Discussion about regulating fencing to all weather material. It was stated that all fencing should have posts and all posts should be set in concrete.

John O'Connor stated that he would write up what he recommended to be the correct concrete code.

Tony Girondo asked the Planning and Zoning to review other cities fencing codes then bring them to the next Work Shop.

Planning and Zoning will postponed this matter until the next meeting.

Reports

Building Official – Report was given by Larry Janish

Commissioner Comments- Nothing to report at this time

Adjournment

Jim Toothman made a motion to adjourn the meeting, and was seconded by John O'Connor the meeting adjourned at 7:40 pm

Approved _____

Attested _____