

**Planning & Zoning - Meeting Minutes  
January 18, 2011 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Tuesday January 18, 2011 at 6:30 pm in City Hall.

The following were present: Committee members Mayor David Heiliger, Alderman Jim Schuchmann, Tony Gironde, Valerie Viviano-Lanemann, Tony Midiri and Sal Gertken. City employees present were City Superintendent Larry Janish and Planning and Zoning Clerk Pam Taylor.

Absent was John O'Connor.

Others present were: Tom Black, Jim Toothman, Dennis Harris and Jeremy Harris.

**Call to Order**

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

**Minutes**

Tony Midiri made a motion to approve the minutes of December 20, 2010 as presented, Valerie Viviano-Lanemann seconded it and the motion unanimously carried.

**Public Comments/Concerns**

None

**Public Hearing**

**Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Harris Automotive to operate an Automotive Repair & Tire Sales Business to be located at 469 N. W. Service Road, Wright City, Missouri.**

Tony Gironde asked Dennis Harris to give a brief overview of his proposed business. Mr. Harris passed out copy of plot plan for property he is purchasing in Wright City and explained the proposed driveway. He said the existing driveway is partial concrete and partial gravel and he plans to make it all concrete. Mr. Harris said he wants to have his dumpster in an enclosure or keep it inside and move it out only on trash days so the trash trucks do not have to drive on the concrete and break it up. Tony Midiri asked how many bays there are in the building. Mr. Harris stated there are five. Tony Gironde asked if the operation in Wright City will be run the same as the operation in Wentzville. Mr. Harris stated it would be. Tony Midiri asked where the location is in Wentzville. Mr. Harris explained where he is located in Wentzville and he has been there for 10 years. Jim Schuchmann asked what Mr. Harris's plans are for growth. Mr. Harris stated the back of the building has a gravel lot that he plans to make a secure area for overnight storage of customer's vehicles. He also plans to take off some old stone from the front of the building and maybe put larger windows in the front of the building. Jim Schuchmann wanted to know when he plans on opening the business. Mr. Harris stated he closes on the property on February 16, 2011 so he plans to open shortly after that. He said the previous owner removed the furnaces, so he will have to replace those. Jim Schuchmann asked if he was planning for March 1, 2011. Mr. Harris responded probably sooner, possibly February 17, 2011. Tony Gironde asked if there were any other questions. There were no other questions. Tony Gironde closed the public hearing.

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

None

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

**Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Harris Automotive to operate an Automotive Repair & Tire Sales Business to be located at 469 N. W. Service Road, Wright City, Missouri.**

Tony Midiri motioned to approve the conditional use permit. Sal Gertken seconded the motion and the motion unanimously carried.

Vote:	Jim Schuchmann- yes	Tony Midiri - yes
	Dave Heiliger - abstain	Valerie Viviano-Lanemann - yes
	Tony Girondo- yes	Sal Gertken – yes

**Reports**

**Building Official** – Given by Larry Janish

Tony Midiri asked about the pallet company. Larry said he was in the building today and they have a couple of people in there cleaning up the building. He said they have a water meter that is need of repair because the electric was off; he said the electric is on now. He said they have not yet called to have a re-inspection done. He said he believes they will have everything done when they call for the re-inspection.

**Commissioner Comments**

Tony Girondo asked if there were any comments. There were none.

**Adjournment**

Dave Heiliger made a motion to adjourn. Tony Midiri seconded it and the meeting adjourned at 6:45 pm.

Approved\_\_\_\_\_

Attested\_\_\_\_\_