

Planning & Zoning - Meeting Minutes
January 23, 2012 6:30 pm

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday January 23, 2012 at 6:30 pm in City Hall.

The following were present: Committee members Mayor David Heiliger, Alderman Jim Schuchmann, Chairman Tony Girono, Dan Rowden, Sal Gertken, Tony Midiri and John O'Connor. City employees present were Planning and Zoning Clerk Pam Taylor and Superintendent of Public Works Larry Janish.

Others present and signed in were: Angie Reynolds, Tim Reynolds, Tom Black, and James Toothman. Present and not signed in were: Matt Jaspering and Dale Schaper

Call to Order

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

Minutes

Dan Rowden made a motion to approve the minutes of December 19, 2011. John O'Connor seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing - None

Old Business/ Recommendations to the Board of Aldermen

- A. Comprehensive Plan - Nothing was discussed
- B. Discussion of Commercial Zoning Uses

Nothing was discussed; however Alderman Jim Schuchmann asked to move this to commissioner's comments. Chairman Tony Girono agreed to move items 5A and 5B to commissioner's comments.

- C. Dale Schaper – Discussion of Paved Parking Lots

Mr. Schaper thanked the Planning & Zoning Commission for letting him speak before them again. Mr. Schaper said he still has some questions on the paved parking. He said there are two businesses interested in renting his property at 653 W. Service Road N. and he is confused because he doesn't see any order to the rules on what has been done in the past in the City of Wright City. He said he doesn't have a problem with providing handicap parking. However, he just wants to get more information since the City has said they are starting with him on enforcing the rules, so he wants to know when enforcing the rules started. Chairman Tony Girono responded he is unable to give an exact date. Chairman Girono also said Bob Barclay with The Brickkicker Inspection Service has been assigned by the City and he has been enforcing the rules based on the codes. Mr. Schaper also wanted to know why other businesses have nothing but street

parking and improper handicap parking. He said he has seen businesses all over town with improper parking. He said he is confused and doesn't understand why other businesses do not have to comply. Mr. Schaper asked if anything else will work with the parking. Chairman Tony Girondo stated whatever the Planning and Zoning Commission decides the Board of Aldermen would still make the final decision. Mr. Schaper said he wants to lease the building but it is hard for him to put a lease figure on it since he doesn't know his costs. He also wants to know what the final decision is on the number of spots needed. Chairman Girondo said the Planning and Zoning commission can discuss the subject further at the end of the meeting, however based on the square footage of the sales area of the building it would require five (5) spots including one ADA spot and one (1) employee spot.

New Business/ Recommendations to the Board of Aldermen

A. The Shires, Plat 3 – Preliminary Plat

Matt Jaspering with Lewis-Bade, representing Hickory Grove, LLC, was in attendance to present the proposed preliminary plat 3 for The Shires. He said they are submitting the preliminary plat for 21 single family residential lots just like they are currently doing at The Shires. Also they are submitting a record plat with only 8 lots to be created now from preliminary plat 3. He said then in about a year they would continue with more lots for plat 3.

Jim Schuchmann said he has concerns with the storm water discharge between lots 24 and 25, he asked that to be moved past the rear property line because people will not be happy with standing water on their property after a heavy rain downpour. Matt Jaspering responded stating he doesn't see a problem with moving the storm water discharge past the rear property line. Tony Midiri asked if there will be any dead end streets. Chairman Tony Girondo responded for now some streets may be dead end, but they will eventually tie in to the rest of the development. Matt Jaspering added when the development is complete any dead-end streets will have signs indicating they are dead-end streets at the beginning of the street.

Jim Schuchmann made a motion to approve the Preliminary Plat as submitted with the exception that the storm water line be moved to the north property line between lots 24 and 25. Sal Gertken seconded the motion and the motion carried.

Vote: Jim Schuchmann- yes	Tony Midiri - no
Dave Heiliger - yes	Sal Gertken - yes
Tony Girondo- yes	John O'Connor – yes
Dan Rowden - yes	

Reports

Building Official – Given by Larry Janish

Commissioner Comments

Chairman Tony Girondo said they would go back to 5B to discuss a letter Karen Girondo has given the Planning and Zoning Commission. He stated the letter has to do with commercial

zoning uses. He said the letter states Karen received a call from someone who wants to open a haunted house possibly in the former Dave Porter property on Roelker Road. Chairman Girondo also stated the gentleman gave Karen several references, which she checked into and everything was fine. Chairman Girondo added there is no zoning for a haunted house, however the property is zoned industrial and the owner of the proposed haunted house is aware that any other type business could move in near him. Chairman Girondo also stated the owner of the proposed haunted house intends to have a year round operation, but just be open the 15 or so days during the Halloween season. Alderman Jim Toothman asked if ADA parking would be required. Chairman Girondo responded the haunted house would have to follow the same building permits, ordinances and licensing requirements as any other business. Chairman Tony Girondo asked for any comments. John O'Connor said he would like to talk about it further at the workshop. Chairman Girondo said he will pass that on to Christine to have it on the workshop agenda.

Alderman Jim Schuchmann said the City's zoning maps are color coded, but the copies they have do not show the colors. He said there is a PDF file available and it can be emailed to everyone. He said he also brought a projector so everyone can view it as a group if needed. He said he would also like to have Planning & Zoning look at their zoning districts and what is allowed and make sure the ordinance reflects what is allowed in each zoning district. He said in order to get the zoning classifications up to date he would like the Planning & Zoning commission to set up committees of three (3) people who would work on that project. The committees would then report back to Planning & Zoning for approval by the commission. Alderman Schuchmann said he would like to be on a committee for the zoning maps. Sal Gertken and John O'Connor volunteered to join the committee for zoning maps. Alderman Jim Schuchmann asked if anyone wanted to be on a committee for ordinances. There were no volunteers. Chairman Tony Girondo asked everyone to think about it and they will ask for volunteers again at the February 6, 2012 workshop meeting.

Chairman Tony Girondo asked if there were any further thoughts on the parking lot situation. John O'Connor said as he stated last month it has to start somewhere. He said it doesn't have anything to do with a particular person. He said he remembers awhile ago a local church asked to use a gravel parking lot for overflow parking on Sundays and were told no. He said if it's not enforced now the next person will want to know why it has to start with them and why it wasn't enforced with Mr. Schaper.

Mr. Schaper asked if he would have a time limit on paving the lot with asphalt since the asphalt plants are not open. Chairman Tony Girondo responded he would have to go before the Board of Aldermen and ask for a variance.

Adjournment

John O'Connor made a motion to adjourn. Sal Gertken seconded it and the meeting adjourned at 7:30 pm.

Approved _____

Attested _____