

Planning & Zoning - Meeting Minutes February 22, 2011 6:30 pm

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Tuesday, February 22, 2011 at 6:30 pm in City Hall.

The following were present: Committee members Mayor Dave Heiliger, Alderman Jim Schuchmann, Tony Girono, John O'Connor, Tony Midiri and Sal Gertken. Valerie Viviano-Laneman was absent. City employees present were City Clerk Christine Martin and Assistant Superintendent Harry Harper.

Others present were: Alderman Angie Reynolds and Dan Rygelski for Don Tomschin.

Call to Order

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

Minutes

Alderman Jim Schuchmann made a motion to approve the minutes of the Planning & Zoning Meeting on January 18, 2011. Tony Midiri seconded it and the motion unanimously carried.

Alderman John O'Connor made a motion to approve the minutes of the Special Planning & Zoning Meeting on January 3, 2011. Mayor Dave Hieliger seconded it and the motion unanimously carried

Public Comments/Concerns – None

Public Hearing – None

Old Business/ Recommendations to the Board of Aldermen

Comprehensive Plan - Alderman Schuchmann said we talked in December about when the Mooney property off of Westwoods Road was possibly getting some usage there. He said it looks like the plan is not going through. He said in reviewing the Comprehensive Plan Karen pointed out that the entire Mooney tract at this time in the Comprehensive Plan is showing as residential and it is the Planning & Zoning's belief that it should be commercial. The latest plan is from 2004 and we need to start on it and work on it as a regular item during the next several months to get the Comprehensive Plan up to where it should be.

I-70 Corridor Rezoning - Chairman Tony Girono stated that regarding the Commission's desire to zone everything along the I-70 Corridor as C-4 Commercial, Karen Girono had concerns over one (1) piece of property which is

owned by Mike Parise. He said Karen doesn't have a problem with making the first 500 feet along the corridor change to commercial, but has a concern in taking the entire tract for a change to commercial. If an applicant looks at a particular property and applies for a loan for it, the property has to be zoned for the type of business they have. If they change the entire tracts to commercial and a business is applying for an industrial loan with the property being zoned C-4, that the loan may be denied. He said this also falls into the Comprehensive Plan. Chairman Tony Girono stated there are four or five properties they discussed changing including the plant next to City Hall and a small square owned Cannons property across from American Bank. He stated he doesn't think these properties would be affected by the rezoning and added there have been no notices sent out. He said we may want to come back and define what we want to do on these properties.

City Clerk Christine stated if you have a Public Hearing, you will need to have legal descriptions on the properties and suggested to have just an informational hearing. Chairman Tony Girono said he thinks a letter should go to the residents inviting them to the next Planning & Zoning Commission meeting for rezone of their property and they could voice their concerns. The Planning & Zoning can then make amendments prior to sending it to the Board. Alderman Schuchmann said he thinks we should find out from City Attorney Josh Payton at Thursdays Board meeting on the process for both the rezoning and for the update of the Comprehensive Plan. City Clerk Christine Martin brought up billboards. Alderman Schuchmann said the zoning code stipulates that billboards should be in M-1 Industrial zoning, but said he is okay with them being in C-4 as a Conditional Use Permit. Chairman Tony Girono agreed and asked that it be run by the City Attorney.

New Business/ Recommendations to the Board of Aldermen

Replacing Existing Structures - Mr. Don Rygelski was present on behalf of Don Tomschin to apply for a building permit to replace a dilapidated 18 feet x 22 feet garage at 116 S. Elm Street. He said the replacement garage will be exactly the same size but will have metal siding and a door in front instead of on the side of it. Alderman Schuchmann said his view point is as long as the new building is going back the same, it is an improvement and feels they are cleaning up the town. Mr. Rygelski said it will be constructed on the existing foundation. The only change is the direction of the gable. Chairman Tony Girono said he remembers there is a community driveway there. Mr. Rygelski said the driveways are side by side.

Chairman Tony Girono added that the plan shows the size and usage is the same height. The building will be metal with a wood frame.

John O'Connor made a motion to accept it as a replacement structure and accept the old setbacks without a variance since the construction is a same size replacement. Sal Gertken seconded it and the motion unanimously carried.

Reports

Building Official - Harry Harper was present and gave his report. He stated there is a vinyl fence at Falcon's Crest that was installed and the posts are not in concrete and the fence is falling over. Harry said they never called for a pier inspection or a final. He said when he did a footing inspection, there were no post holes with concrete. Chairman Tony Gironde asked Harry to stop and talk to them and see if they have any intent to fix the fence. He said if they do intend to fix it to give them a date of June 1st to fix it by. Harry said they did not fulfill their obligation to ask for an inspection. Harry asked who should handle it. Alderman Schuchmann asked Harry to check with Bob Barclay in the morning.

Commissioner Comments

Chairman Tony Gironde asked City Clerk Christine Martin for a list of members and dates that their term expires.

Tony Midiri asked about the billboard on Roelker Road for the High School and said he thought the property was going to be further back. It was discussed that the property goes all the way through to Hwy F.

Adjournment

Tony Midiri made a motion to adjourn. Sal Gertken seconded it and the meeting adjourned at 7:20 pm.

Attested _____

Approved _____