

**Planning & Zoning - Meeting Minutes**  
**February 27, 2012 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday February 27, 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 and John O'Connor. City employees present were Planning and Zoning Clerk Pam Taylor and Harry Harper. Absent was Tony Midiri.

Others present and signed in were: Angie Reynolds, Tom Black, Monte Cannon and James Toothman. Present and not signed in were: Dylan Jensen and Phillip Lawber.

**Call to Order**

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

**Minutes**

John O'Connor made a motion to approve the minutes of January 23, 2012. Sal Gertken 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 Dylan Jensen and Phillip Lawber for a home based business office for Pride Painting, LLC located at 6 Appaloosa Court, Wright City, Missouri.**

Dylan Jensen and Phillip Lawber were present. Chairman Tony Girono asked one of them to explain what they are proposing. Dylan Jensen explained they want to have a home office to do computer work and paper work for their painting business and there will be no signage. Chairman Tony Girono asked if they will be storing products at the residence and what type of work they will be doing. Mr. Jensen said they will be doing interior and exterior painting and commercial and residential painting as well as drywall repair. He also said they will not be storing any product at the residence. It will be stored at the job site and any leftover paint will then be left at the job site for the owners to use for touch ups. Dan Rowden asked if there will be any commercial vehicles parked at the residence. Mr. Jensen responded no, they only have personal vehicles; however their personal vehicles do have logos on the rear windows. John O'Connor asked if they will have any customers coming to the house. Mr. Jensen replied no, and that all business will be conducted over the phone and they will go to customers to bid on the jobs. Dan Rowden asked if there are any restrictions in the subdivision that would prohibit this. Alderman Jim Schuchmann said section 405.100 of Wright City Municipal Codes has definition for home occupations and nothing Mr. Jensen says conflicts with what the codes say in regards to the definition of a home based business. Alderman Schuchmann also stated section 425.070 of Wright City Municipal Code states street parking is prohibited. Mr. Jensen said he doesn't leave anything parked in the street.

John O'Connor asked if Mr. Lawber also lives at the residence. Mr. Lawber responded he does currently reside at Mr. Jensen's residence temporarily.

John O'Connor said he wants to make sure they are being consistent and is concerned about what the City codes state about a home based business being operated by someone other than family members of the property owner, since Mr. Lawber does live in the home but is not the home owner. Alderman Schuchmann said the code states there can be no employees of the home based business other than members of the resident family. Alderman Jim Schuchmann said that question would have to go to the city attorney, since Mr. Lawber and Mr. Jensen are not related and are co-owners in the business and Mr. Lawber is not an employee. Mayor David Heiliger agreed.

Alderman Jim Schuchmann made a motion to suspend the Old Business and move on to New Business. Dan Rowden seconded it and the motion unanimously carried.

Vote: Jim Schuchmann- yes	Dan Rowden - yes
Dave Heiliger - yes	Sal Gertken - yes
Tony Gironde- yes	John O'Connor – yes

### **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 Dylan Jensen and Phillip Lawber for a home based business office for Pride Painting, LLC located at 6 Appaloosa Court, Wright City, Missouri.**

John O'Connor made a motion to suspend the decision on this conditional use permit until the next Planning and Zoning meeting to take it to the city attorney to clarify the way the rules read and clarify ownership and residency requirements. Sal Gertken seconded it and the motion unanimously carried.

Vote: Jim Schuchmann- yes	Dan Rowden - yes
Dave Heiliger - yes	Sal Gertken - yes
Tony Gironde- yes	John O'Connor – yes

John O'Connor made a motion to revert back to the order of business. Sal Gertken seconded it and the motion unanimously carried.

Vote: Jim Schuchmann- yes	Dan Rowden - yes
Dave Heiliger - yes	Sal Gertken - yes
Tony Gironde- yes	John O'Connor – yes

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

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

John O'Connor stated he, Sal and Jim talked about the attached zoning changes and wanted to bring them before the Planning and Zoning Commission.

Dan Rowden wanted to know if the proposed changes brought in by the zoning map committee need to be acted on right away or can it wait.

Alderman Jim Schuchmann said he thinks it needs to be done now so nobody comes in and wants to do something the City doesn't want on the highway frontage.

Dan Rowden made a motion to send the suggested zoning changes to the Board of Aldermen. Mayor David Heiliger seconded it and the motion unanimously carried.

Vote:	Jim Schuchmann- yes	Dan Rowden - yes
	Dave Heiliger - yes	Sal Gertken - yes
	Tony Girondo- yes	John O'Connor – yes

Alderman Jim Schuchmann said Monte Cannon wanted to talk about his request for rezoning. Mr. Cannon said his property is currently zoned M-1 Light Industrial and he wants to have part of it zoned SR-3 Single Family Residential. He said this would allow them to use the existing sewer system and allow them to develop seven (7) lots with new homes.

Chairman Tony Girondo stated the City has talked about changing the zoning on the complete parcel of land owned by Cannon Builders to commercial.

Chairman Girondo told Mr. Cannon this item will be on the agenda for the Planning and Zoning commission next month to review and make a decision.

John O'Connor said he believes the reason the property is currently zoned M-1 is because of billboards being allowed, however with the proposed zoning changes billboards would be allowed with a conditional use permit in commercial zoned areas.

## **Reports**

**Building Official** – Given by Harry Harper

## **Commissioner Comments**

Nothing was discussed.

## **Adjournment**

Dan Rowden made a motion to adjourn. Sal Gertken seconded it and the meeting adjourned at 7:10 pm.

Approved \_\_\_\_\_

Attested \_\_\_\_\_