

Planning & Zoning - Meeting Minutes
March 19, 2012 6:30 pm

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday March 19, 2012 at 6:30 pm in City Hall.

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

Others present and signed in were: Tom Black, Monte Cannon, Kim Adams, Don Reed, Matt Jaspering and James Toothman. Present and not signed in was: Dylan Jensen

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 February 27, 2012. Sal Gertken seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

- A. **Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050c. Conditional Use Permit Application from Don Reed dba Reed's Rockets to operate a Temporary Fireworks Sales Tent to be located at 425 North Service Road West, Wright City, Missouri.**

Don Reed was present. Chairman Tony Girono asked if Mr. Reed would be operating the same as in past years. Mr. Reed responded nothing would be different.

- B. **Request for rezoning as needed under Wright City Municipal Code, Section 400.050c. Request by Cannon Builders to consider rezoning 70,000 S.F. (1.61 Acre) Tract, located on Freedom Lane near Gettysburg Commons in the City limits of Wright City from zoning district M-1 Light Industrial to SR-3 Single Family District.**

Monte Cannon was present. He said they are trying to convert part of the property to residential for seven lots. He said they will be able to use existing structures and make only a few improvements to the streets and sewer system. John O'Connor asked Mr. Cannon if he thought they would want to do more home lots on that side of the property. Mr. Cannon responded it would be Cannon Builder's preference to go back north with the development. He said at this time the company is not prepared to take on the extra expenses for improvements since they are only selling about five lots a year. Mayor Heiliger asked if they will have to move a lot of dirt around on the last two lots. Mr. Cannon responded they will have to do some modifications on drains for those two lots.

- C. **Request by the City of Wright City to consider amending the Municipal Code of the City of Wright City, as follows: Section 455.010 General Provisions of Chapter 455**

Subdivision and Land Development, Title IV of the Zoning Code of the Municipal Code of the City of Wright City.

Chairman Tony Girondo said this has to do with amending fees.

New Business/ Recommendations to the Board of Aldermen

- A. **Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050c. Conditional Use Permit Application from Don Reed dba Reed's Rockets to operate a Temporary Fireworks Sales Tent to be located at 425 North Service Road West, Wright City, Missouri.**

John O'Connor made a motion to approve the Conditional Use Permit. Dave Heiliger seconded the motion and the motion unanimously carried.

Vote: Tony Midiri - yes
Sal Gertken – yes
John O'Connor – yes
Dave Heiliger - yes
Tony Girondo- yes

- B. **Request for rezoning as needed under Wright City Municipal Code, Section 400.050c. Request by Cannon Builders to consider rezoning 70,000 S.F. (1.61 Acre) Tract, located on Freedom Lane near Gettysburg Commons in the City limits of Wright City from zoning district M-1 Light Industrial to SR-3 Single Family District.**

John O'Connor made a motion to approve the request to rezone. Sal Gertken seconded the motion and the motion unanimously carried.

Vote: Tony Midiri - yes
Sal Gertken – yes
John O'Connor – yes
Dave Heiliger - yes
Tony Girondo- yes

- C. **Request by the City of Wright City to consider amending the Municipal Code of the City of Wright City, as follows: Section 455.010 General Provisions of Chapter 455 Subdivision and Land Development, Title IV of the Zoning Code of the Municipal Code of the City of Wright City.**

John O'Connor made a motion to approve the request to amend the Municipal Code of the City of Wright City. Sal Gertken seconded the motion and the motion unanimously carried.

Vote: Tony Midiri - yes
Sal Gertken – yes
John O'Connor – yes
Dave Heiliger - yes
Tony Girondo- yes

- D. **Gettysburg Commons, Plat 2 – Preliminary Plat**

Matt Jaspering with Lewis and Bade was present. Chairman Tony Girondo said the only concerns the Planning and Zoning Commission had were with the drainage and the information they have received addresses those issues. Chairman Tony Girondo stated he doesn't believe any vote is necessary and he recommends accepting the Preliminary Plat and moving it forward to the Board of Alderman.

- E. **Quick Code – Inconsistencies and Referencing Issues**

Tony Midiri asked if the City attorney had looked over the proposed changes or if he would still need to. Mayor Heiliger said he thinks he looked at them at the last Board of Alderman meeting. Mayor Heiliger asked Pam Taylor to find out. Chairman Tony Girondo said they will table the Quick Code issues and work on this at the next meeting.

Old Business/ Recommendations to the Board of Aldermen

A. 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.

Chairman Tony Girondo stated the City attorney said the residency issue brought up at the last meeting would not be an issue. John O'Connor stated they want to make sure all work vehicles are not parked in the street.

John O'Connor made a motion to approve the Conditional Use Permit. Sal Gertken seconded the motion and the motion unanimously carried.

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| Vote: Tony Midiri - yes | Dave Heiliger - yes |
| Sal Gertken – yes | Tony Girondo- yes |
| John O'Connor – yes | |

B. Comprehensive Plan – Nothing was Discussed

C. Discussion of Commercial Zoning Uses

Billboards

John O'Connor made a motion to proceed with amending paragraph 'a' of subsection 6. Additional Sign Regulations of the Zoning Code Section 430.120 C-4 General and Highway Business District, of Chapter 430 Commercial Districts, Title IV of the Zoning Code of the Municipal Code of the City of Wright City, Missouri, to allow billboard signs in C-4 General and Highway Business Districts only with the issuance of a Conditional Use Permit. Sal Gertken seconded it and the motion unanimously carried.

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| Vote: Tony Midiri - yes | Dave Heiliger - yes |
| Sal Gertken – yes | Tony Girondo- yes |
| John O'Connor – yes | |

Gettysburg Commons

John O'Connor made a motion to proceed with changing the zoning for the northern section of property at Gettysburg Commons (across from School) from M-1 Light Industrial to C-4 Commercial (General). Sal Gertken seconded it and the motion unanimously carried.

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| Vote: Tony Midiri - yes | Dave Heiliger - yes |
| Sal Gertken – yes | Tony Girondo- yes |
| John O'Connor – yes | |

John O'Connor made a motion to proceed with changing the zoning for the southern section of property at Gettysburg Commons (across from Bank) from M-1 Light Industrial to C-4 Commercial (General). Sal Gertken seconded it and the motion unanimously carried.

Vote: Tony Midiri - yes
Sal Gertken – yes
John O'Connor – yes

Dave Heiliger - yes
Tony Girondo- yes

Lion's Club Property

Sal Gertken made a motion to proceed with changing the zoning for the section of property owned and operated by the Lion's Club from C-4 Commercial (General) to Park/Scenic. John O'Connor seconded it and the motion unanimously carried.

Vote: Tony Midiri - yes
Sal Gertken – yes
John O'Connor – yes

Dave Heiliger - yes
Tony Girondo- yes

Property West of High School/East of Nursing Home

John O'Connor made a motion to leave the boot shaped area west of the High School and east of the Nursing Home as C-4 Commercial. Sal Gertken seconded it and the motion unanimously carried.

Vote: Tony Midiri - yes
Sal Gertken – yes
John O'Connor – yes

Dave Heiliger - yes
Tony Girondo- yes

Access Road

This is tabled for future discussion.

Reports

Building Official – Given by Larry Janish

Commissioner Comments

Nothing was discussed.

Adjournment

John O'Connor made a motion to adjourn. Tony Midiri seconded it and the meeting adjourned at 7:25 pm.

Approved _____

Attested _____

