

Planning & Zoning - Meeting Minutes
March 21, 2011 6:30 pm

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday March 21, 2011 at 6:30 pm in City Hall.

The following were present: Committee members Mayor David Heiliger, Alderman Jim Schuchmann, Chairman Tony Girono, Valerie Viviano-Lanemann, Tony Midiri and Sal Gertken. City employees present were Harry Harper and Planning and Zoning Clerk Pam Taylor.

Absent was John O'Connor.

Others present and signed in were: Tom Black, Jim Toothman, Angie Reynolds, Mary Ann Barley, Tim Wannan, Gerald Struttman, and Don Reed. Tom Dixon and Paul Hunt were also present and not signed in. Three others were present and not signed in.

Call to Order

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

Minutes

Jim Schuchmann made a motion to approve the minutes of February 22, 2011 as presented, Mayor Dave Heiliger seconded it and the motion unanimously carried.

Public Comments/Concerns

Chairman Tony Girono asked for public comments.

Mary Ann Barley stated she has a tenant with a 5 year lease to operate a fireworks stand on her property and he got a letter stating a large increase in fees. She said she would like to know when this was activated. Chairman Tony Girono stated there have been workshops and public hearings about this matter. He said there has been an increase in stands over the past few years and they feel the increase was because the fees were so low and with legal issues and paper work the fees were barely meeting what it costs the city to make those things happen. Also they looked at Foristell, Warrenton, St. Charles County, Troy and all the surrounding areas and what their fees are and realized the City's fees were a lot less than those other towns. He said a few years ago Wright City had no fireworks stands at all then Phantom came in as a permanent year round operation. Ms. Barley asked if there was a limit on the number of stands in the city and if everyone pays the same fees. Chairman Tony Girono said all stands pay the same amount and it is based on the square footage of the stand. Ms. Barley asked if there was a certain amount of stands being allowed. Chairman Tony Girono stated the city has talked about limiting them but they have not yet. Ms. Barley asked if folks that are applying will be paying the \$2000 - \$4000 possibly \$10,000 for one month plus the fees for the permits. Jim Schuchmann said the \$10,000 is a bond not a fee. The bond guarantees that at the end of the sales season the area will be cleaned up. Ms. Barley said her tenant puts up a bond with her. Jim Schuchmann stated last year there was a stand that did not clean up at the end of the season. Ms. Barley stated there are stands right by residences and she couldn't believe that was allowed. Chairman Tony Girono stated the residents were petitioned with the original application. Ms. Barley said it's too dangerous. Chairman Tony Girono stated the residents agreed to allow it. He said if there had been disagreements they would have taken it under advisement. Chairman Tony Girono stated when they looked at the previous fee structure for fireworks stands they felt like there would be too many stands.

He said the city wants each of the stands to be a profitable business. He said the new fee structure is not meant to try to eliminate stands but be on a level playing field with other cities. He added the new fees and bonds that Wright City has set are the same as all the other cities are charging. Mary Ann Barley asked if Phantom also pays this fee. Jim Schuchmann said they probably actually pay more because they are permanent. He said they have real property taxes along with their sales taxes. He also stated the city felt it was necessary to increase the fees to cover city costs because of increases in police calls, public works inspections and other problems. Ms. Barley stated having the stands also generates people off the highway to spend more money in the city. Jim Schuchmann agreed but stated there is still an increase in police calls and police presence that we have during that time. Paul Hunt stated he thinks the fireworks stands should be turned over to kids to run so they can make money for college and scholarships. He doesn't think people should be profiteering on 4th of July, he said it is a family affair and thinks there should be some way to contribute to the children of Wright City. Chairman Tony Girondo said there are some stands that do that. Mr. Hunt asked which ones. Chairman Tony Girondo stated Meramec Specialty has Wright City band kids work the stand. The kids get some money from the stand and they use it for competitions, concerts and band functions. Mr. Hunt stated he would like nonprofit stands. Donnie Reed stated he paid about \$4000 in property taxes last year, he pays a water bill each month and he owns his property. Mary Ann Barley stated she paid about \$3400 in taxes last year. She asked if Phantom rents or owns their property. Chairman Tony Girondo stated they own their property. Chairman Tony Girondo closed the public comments.

Public Hearing

A. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. 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

Chairman Tony Girondo asked if Mr. Reed has anything else to add. Mr. Reed said he does not. Paul Hunt asked if Mr. Schuchmann approves of the fireworks stands since these are going to be along the I-70 corridor. Chairman Tony Girondo responded this is why the city is trying to change things. Chairman Tony Girondo closed the public hearing for Reed's Rockets.

B. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Meramec Specialty Company (Fireworks City) to operate a Seasonal Fireworks Sales Tent to be located at 209 North East Service Road (northwest Intersection of Service Road & Highway J), Wright City, Missouri.

Chairman Tony Girondo asked if there were any comments. Tom Dixon with Meramec Specialty spoke and said they will be located on the Phil Reid property and he said they operated in Wright City the previous two years and they plan to operate just as they have in the past. Paul Hunt asked if they make contributions to the schools. Tom Dixon stated the school band director works closely with them and the band students work at the stand. He also said last year they

provided fireworks to the church in town for their big fireworks display. He said they like to help out.

Chairman Tony Girono closed the public hearing.

C. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from The Scotts Company for additional storage of raw and finished materials to be located at 15990 Veterans Memorial Parkway, Wright City, Missouri.

Chairman Tony Girono asked if there was anyone representing Scotts. Jerry Struttmann said he is the plant manager for The Scotts Company's Wright City location. He said they are asking for the opportunity to store some extra materials outdoors, which would be seasonal. He brought a sample of what the material looks like. He had a bag of potting soil and said that is what the plant will be packaging. He explained they will be packaging bags of potting soil, garden soil, mulch, landscape materials and like products. He said what they do is package the material, put the bags on pallets, shrink wrap them, cover them, and set them outside for the busy season in the stores. He said it would not be something that would be out there all year it will just be seasonal storage. He also stated there may be some storage of bark and peat moss. A gentleman asked about the pond or lagoon behind the plant. Jim Schuchman responded it is a storm water detention basin so that when it rains real heavy all the water will not go into the creek all at one time. It gathers in that pond and slowly discharges into the creek. Jim Schuchman said it is to prevent the creek in that area from overflowing. The gentleman asked if there would be any chemicals discharged. Mr. Struttmann responded there would not be. Paul Hunt asked if the area should be fenced. Chairman Tony Girono responded that in all the discussions and public hearings in the past nobody has ever brought that up. Chairman Tony Girono asked if anyone had anything else related to Scotts. Chairman Tony Girono closed the public hearing.

Chairman Tony Girono said they should skip Old Business and move to New Business. Jim Schuchmann made a motion to suspend the agenda and move on to New Business and come back to Old Business later. Mayor David Heiliger seconded the motion.

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

New 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 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

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 - yes	Valerie Viviano-Lanemann - yes

Tony Girondo- yes

Sal Gertken – yes

B. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Meramec Specialty Company (Fireworks City) to operate a Seasonal Fireworks Sales Tent to be located at 209 North East Service Road (northwest Intersection of Service Road & Highway J), Wright City, Missouri.

Valerie Viviano-Lanemann motioned to approve the conditional use permit. Jim Schuchmann seconded the motion and the motion unanimously carried.

Vote: Jim Schuchmann- yes

Tony Midiri - yes

Dave Heiliger - yes

Valerie Viviano-Lanemann - yes

Tony Girondo- yes

Sal Gertken – yes

C. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from The Scotts Company for additional storage of raw and finished materials to be located at 15990 Veterans Memorial Parkway, Wright City, Missouri.

Dave Heiliger motioned to approve the conditional use permit.

Tony Midiri seconded the motion and the motion unanimously carried.

Vote: Jim Schuchmann- yes

Tony Midiri - yes

Dave Heiliger - yes

Valerie Viviano-Lanemann - yes

Tony Girondo- yes

Sal Gertken – yes

Old Business/ Recommendations to the Board of Aldermen

A. Comprehensive Plan

Karen Girondo gave information that she learned from talking to Steve with Booneslick Regional Planning. She said Booneslick is the one who did the previous comprehensive plan in 2004. She said she talked to him about the city wanting to redo land use, transportation and areas to bring them in to our comprehensive plan. She said Steve thinks the city's basic plan is still a good plan. She said that the city was looking at the plan when the population was 1700 back in 2004 and now the population is 3119 according to the 2010 census. She said if she had to guess she would think its closer to 3300 now with all the new homes after April 1, 2010. Steve said the procedure would be for the city to look at what they wanted and he can help with that and they (Booneslick) can do as little or as much as Wright city wants them to. When a new plan has been looked at and decided on then that's when public hearings would be held. Public hearings would have to be held by both the planning & zoning and the board of alderman, with an ordinance passed and the comprehensive plan book updated. With what the city has been talking about, Steve thinks there would need to be 400 man hours associated with the maps that need to be done. She said Steve told her it would be about \$15,000 to change the comprehensive plan. She said nothing was budgeted to do anything like this, so we will need to take a look at

what we can and can't do this year. She said Steve will come in and talk to Planning & Zoning and the Board if they would like him to. Karen stated the map copies she gave everyone are what were used as a planning guide in 2004. She pointed out if the city were to zone a property something other than what is in the comprehensive plan and someone challenged it in court the city could lose on that zoning issue. She said the city should change the zoning once the new comprehensive plan is in place. She said they can get in touch with Steve at Booneslick at anytime or if the city wants to start working on it and then bring him in he would be fine with that. Chairman Tony Girondo said he thinks Karen's information takes care of both A & B on the agenda since she talked about rezoning the corridor. He said he thinks they have identified 4 or 5 pieces of property they want to rezone. He said he doesn't know if the city wants to spend \$15,000 to redo the comprehensive plan. He said it seems expensive for just the few pieces of property the city wants done. Jim Schuchmann said they will need to do a lot of discussion to decide if they want to try to allocate money to do this next year. He thinks they should make this subject a monthly discussion. Karen Girondo said it would not just be the maps that would be updated it would be transportation issues with new transportation numbers, growth boundaries, infrastructure which some of it is being taken care of other projects, but these things still need to be planned for and this is where you would do that for the future.

Karen stated Innsbrook is also updating their comprehensive plan because they asked for a Wright City map and they are looking at all the surrounding cities to see what zoning they have up against them. She said they have an on staff planner they have hired out of St. Louis.

Jim Schuchmann said he thinks this is a good starting point to look along highway 70 and he thinks they should say they want the first xx number of feet to be changed over to commercial and possibly look at a few 100 feet on each side of Stacks Church Road, Highway F, Highway H and Stringtown roads to possibly maintain a little bit of a commercial corridor along those. He said it is also interesting to see Stuermann Road all the way through from Stringtown to Stracks Church Road on the map. He stated the map and information from Karen gives them a starting point and they will probably look at it the rest of the year and try to put it in next year's budget to get the changes done.

Karen said they will have to notify property owners and have public hearings.

B. I-70 Corridor Rezoning

This item was skipped since it was discussed above.

Reports

Building Official

The Building Official report was given by Harry Harper.

Chairman Tony Girondo asked what happened with the fence from last month at Trotters Creek that was falling down. Harry said it was referred to Bob Garner but since he has

been gone several weeks nothing has been done. Harry said he will follow up on it tomorrow.

Tony Midiri asked if the sidewalk project was right. He said some is above street level, some of it is level and a lot of it is below street level. He said the areas that are below street level are going to collect water and debris and he thinks it should be more uniform. Harry said the engineers are the ones who did the inspections on the sidewalk project. Karen Girondo stated there are some places that are not correct and do not meet regulations. She said they are not done with the project.

Valerie Viviano-Lanemann asked about the orange flags in her yard. Harry stated it is the cable company and they are rerouting cable all over Warren County.

Commissioner Comments

Chairman Tony Girondo asked if there was anything for commissioner comments. There were none from anyone else. Tony stated he does have some comments. He said it was brought to his attention that Ernie Swan moved trailers in and out of his property over the weekend. He wanted anyone who had their code book to look at page 277 in regards to permits for mobile homes. Tony then read the ordinance.

He said Larry Janish confronted Mr. Swan about this and the trailer he was trying to move in to the city was 15 years old. Larry told Tony he (Larry) told Mr. Swan he can't have that trailer in the city. Mr. Swan pointed out the item that says trailers can be 15 years old with code enforcement approval and he was looking to get approval.

Chairman Tony Girondo said Larry Janish told him he thinks the city should remove the 15 year rule from the ordinance and drop the 10 years down to only 5 years. Since some trailers could be almost not livable at 10 years old. Jim Schuchmann said he thought the ordinance read differently and trailers have to be inspected before they are brought into the city. Harry Harper said they have done it this way in the past because he has personally gone to other cities to do inspections on trailers. Karen Girondo said they are supposed to be inspected before they are moved in to the city. Valerie Viviano-Lanemann said they could put stipulations on mobile homes. Chairman Tony Girondo stated each person's view of what is a livable mobile home may be different. Valerie stated the stipulations could say it has to be freshly painted and everything updated. Karen Girondo asked if International Property Maintenance Codes or other adopted codes address mobile homes. Sal Gertken asked about removing the axle and putting them on a permanent foundation. Chairman Tony Girondo stated this had been addressed before. He said they did allow that for awhile but it did not work out well. He said maybe Bob with Brickkicker can look at mobile home codes.

Adjournment

Valerie Viviano-Lanemann made a motion to adjourn. Tony Midiri seconded it and the meeting adjourned at 7:25 pm.

Approved _____

Attested _____