

Planning & Zoning - Meeting Minutes
April 18, 2011 6:30 pm

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday April 18, 2011 at 6:30 pm in City Hall.

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

Absent was Sal Gertken.

Others present and signed in were: Tom Black, Jim Toothman, Angie Reynolds, Kenneth James and Vicky Allen. Also present and not signed in were Jimmy Logan and Frank Ellis.

Call to Order

Tony Girondo called the meeting to order at 6:35 pm.

Minutes

Jim Schuchmann made a motion to approve the minutes of March 21, 2011 with two changes, Mayor Dave Heiliger 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 400.050 c. Conditional Use Permit Application from Frank Ellis to operate a home based Auto Repair Business dba Ellis Auto Repair to be located 432 W.N. 2nd Street, Wright City, Missouri.

Frank Ellis was present and stated he wants to stay with the city on his plans so if he decides to open again he can. He said he doesn't want big signs or a lot of cars sitting around. Chairman Tony Girondo asked about the hours that were listed on his application of 8 a.m. to 6 p.m. Mr. Ellis said he plans to stick to those hours. Jimmy Logan said he lives across the street from Mr. Ellis and he is all for him having his auto repair business. Kenneth James stated he lives close to Mr. Ellis and he has no problem with his auto repair business.

Chairman Tony Girondo closed the public hearing.

B. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Bad Boyz Fireworks to operate a Seasonal Fireworks Sales Tent to be located at 277 E.N. Service Road, Wright City, Missouri.

Vicky Allen was present for Bad Boyz Fireworks, she said she was here last year and got the permits needed to operate the stand and she is hoping to get approval again this year. Chairman Tony Girondo 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 David Shaiper to operate Retail Sale of Fireworks tent to be located at 275 W. N. Service Road, Wright City, Missouri.

Chairman Tony Girono asked where the stand would be located. David Shaiper explained either on the parking lot or the piece of land next to the parking lot between the shopping plaza and Ruiz-Castillo Mexican restaurant. Chairman Tony Girono asked if Mr. Shaiper had operated in Wright City before. Mr. Shaiper said he had not. Jim Schuchmann asked Mr. Shaiper if he has ever had a fireworks stand. Mr. Shaiper said he has another in Park Hills. He said he has someone else who will run that one and he will be on location in Wright City. Chairman Tony Girono closed the public hearing.

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	John O'Connor - 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 Frank Ellis to operate a home based Auto Repair Business dba Ellis Auto Repair to be located 432 W.N. 2nd Street, Wright City, Missouri.

John O'Connor motioned to approve the conditional use permit. Valerie Viviano-Lanemann seconded the motion and the motion unanimously carried.

Vote: Jim Schuchmann- yes	Tony Midiri - yes
Dave Heiliger - yes	Valerie Viviano-Lanemann - yes
Tony Girono- yes	John O'Connor – yes

B. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Bad Boyz Fireworks to operate a Seasonal Fireworks Sales Tent to be located at 277 E.N. Service Road, Wright City, Missouri.

Tony Midiri motioned to approve the conditional use permit. Valerie Viviano-Lanemann 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 John O'Connor – yes

C. Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from David Shaiper to operate Retail Sale of Fireworks tent to be located at 275 W. N. Service Road, Wright City, Missouri.

Tony Midiri motioned to approve the conditional use permit. John O'Connor 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 John O'Connor – yes

D. Discussion about Mobile Homes – see attached memo

Chairman Tony Girondo stated the city had discussed changing the ordinance on the age of mobile homes allowed in the city limits. He said since they had discussed this City Superintendent Larry Janish talked to the city of Wentzville. Now Chairman Tony Girondo thinks they should leave the ordinance as it is. Chairman Tony Girondo said the city of Wentzville has an age discrimination suit filed against them based on the age of mobile homes. Valerie Viviano-Lanemann stated there should be standards set on the condition of mobile homes. Jim Schuchmann said the city already has that in the codes. Chairman Tony Girondo said the codes already say homes older than 10 years have to have Building Official approval so it should just be left alone.

Old Business/ Recommendations to the Board of Aldermen

A. Comprehensive Plan

The Planning & Zoning Commission reviewed a letter given to them from the Warren County Planning & Zoning Commission. Christine Martin wanted the commission to decide if they wanted to send the city's current zoning map and/or what they are proposing for the I-70 Corridor. The commission discussed how many feet of I-70 Corridor should be zoned commercial.

Tony Midiri made a motion to have the first 300 feet along the eastern and western city limits of the I-70 Corridor zoned C1 Commercial and to have a 150 feet buffer for C2 General Business District along arterial roads such as Stracks Church, Bell Road and any other major county roadways.

Vote: Jim Schuchmann- yes Tony Midiri - yes
 Dave Heiliger - yes Valerie Viviano-Lanemann - yes
 Tony Girondo- yes John O'Connor – yes

Chairman Tony Girono asked if there was anything else relating to the comprehensive plan. There was not at this time. He said they will keep the comprehensive plan on the agenda on a monthly basis.

Reports

Building Official - Given by Harry Harper

Harry Harper stated there were a lot of people at the hockey rink when he went by over the weekend. Chairman Tony Girono said he heard there were around 500 people there. Mayor David Heiliger asked about the tree removal for the industrial park sign. Harry said the posts should be up this week. Jim Schuchmann asked about the fence on Peregrine that is in disrepair. Harry said he hand delivered a letter and Pam Taylor verified they have received a summons.

Commissioner Comments

Chairman Tony Girono stated Valerie Viviano-Lanemann's term expires this month. Valerie said it has been great, however with her job it has become too much. She said maybe down the road if there is an opening she can be invited back. Chairman Tony Girono asked for any other comments. He stated they have to fill a couple of positions on the Planning & Zoning Commission. Mayor David Heiliger said Gina Allen may want to come on the commission. He said he wasn't sure if she lived in the city limits. Jim Toothman asked who would be the next assistant Chairman. Chairman Tony Girono stated they will put it on the next agenda to have an election of Planning & Zoning officials for Chairman, Vice-Chairman and Secretary. Jim Toothman stated if there is not a new member of the Planning & Zoning Commission there will not be a quorum.

Adjournment

Mayor David Heiliger made a motion to adjourn. John O'Connor seconded it and the meeting adjourned at 7:20 pm.

Approved _____

Attested _____