

**Planning & Zoning - Meeting Minutes
May 21, 2012 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday May 21, 2012 at 6:30 pm in City Hall.

The following were present: Committee members Jim Toothman, Mayor David Heiliger, Chairman Tony Gironde, Dan Rowden, Tony Midiri, Sal Gertken and John O'Connor. City employees present were Harry Harper and City Clerk Christine Martin.

Others present and signed in were: Monte Cannon

Call to Order

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

Minutes

Sal Gertken made a motion to approve the minutes of April 16, 2012. Dan Rowden seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing - None

New Business/ Recommendations to the Board of Aldermen – None

Old Business/Recommendations to the Board of Aldermen

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 said he would like the property divided into seven lots for residential. Utilities are already close and he will just to have the lots platted. He said he is negotiating with MODOT on another project and there are additional costs that he will have in that project.

Dave Heiliger said in light of the Comprehensive Plan he recommends not approving the request.

Dave Heiliger made a motion to deny the request for rezoning by Cannon Builders to rezone 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. Jim Toothman seconded the motion.

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Midiri	yes	John O'Connor	yes
	Tony Gironde	yes	Sal Gertken	yes

The motion unanimously carried.

Request to consider Rezoning as needed under Wright City Municipal Code, Section 400.050c, a 14 acre tract of land belonging to the Wright City Lion’s Club located at 676 Westwoods Road in the City limits of Wright City from C-4 General Commercial to Park/Scenic.

Tony Girondo said we have a letter from the Lion’s Club stating they don’t want to be rezoned.

Tony Girondo made a motion to postpone the request to consider Rezoning a 14 acre tract of land belonging to the Wright City Lion’s Club located at 676 Westwoods Road in the City limits of Wright City from C-4 General Commercial to Park/Scenic, until the City hears from the City Attorney. Sal Gertken seconded the motion.

Vote: David Heiliger	yes	Jim Toothman	yes
Tony Midiri	yes	John O’Connor	yes
Tony Girondo	yes	Sal Gertken	yes

The motion unanimously carried.

Request to consider Rezoning as needed under Wright City Municipal Code, Section 400.050c, a 9.98 acre tract of land located near the southwest corner of Westwoods Road and Bell Road in the City limits of Wright City from M-1 Light Industrial to C-4 General Commercial.

Tony Girondo made a motion to approve the request to rezone a 9.98 acre tract of land located near the southwest corner of Westwoods Road and Bell Road in the City limits of Wright City from M-1 Light Industrial to C-3 Commercial. John O’Connor seconded the motion.

Vote: David Heiliger	yes	Jim Toothman	yes
Tony Midiri	yes	John O’Connor	yes
Tony Girondo	yes	Sal Gertken	yes

The motion unanimously carried.

Request to consider Rezoning as needed under Wright City Municipal Code, Section 400.050c, a 25.48 acre tract of land located the northwest corner of Bell Road and West North Service Road in the City limits of Wright City from M-1 Light Industrial to C-4 General Commercial.

John O’Connor made a motion to approve the request to rezone a 25.48 acre tract of land located at the northwest corner of Bell Road and West North Service Road in the City limits of Wright City from M-1 Light Industrial to C-4 Commercial. Sal Gertken seconded the motion.

Vote: David Heiliger	yes	Jim Toothman	yes
Tony Midiri	yes	John O'Connor	yes
Tony Girondo	yes	Sal Gertken	yes

The motion unanimously carried.

Quick Code – Inconsistencies and Referencing Issues per Sullivan Publications - The Commission Members discussed the proposed changes. City Clerk Christine Martin stated Sullivan Publications sent the City the list stating there were inconsistencies in the zoning code so Alderman Schuchmann reviewed and offered to suggest the changes that were submitted to Planning & Zoning Commission.

John O'Connor made a motion to accept the changes to the Wright City Municipal Code pertaining to Section 405.90 as submitted to Planning and Zoning and to proceed according to City ordinance. Sal Gertken seconded the motion.

Vote: David Heiliger	yes	Jim Toothman	yes
Tony Midiri	yes	John O'Connor	yes
Tony Girondo	yes	Sal Gertken	yes

The motion unanimously carried.

Discussion of Commercial Zoning Uses – City Clerk Christine Martin stated this was on the Agenda last month and a proposed access road from Westwoods Road to the Service Road was discussed at that time. Sal Gertken made a motion to remove this from the agenda. John O'Connor seconded it and the motion carried.

Reports

Building Official – Given by Harry Harper

Commissioner Comments

John O'Connor said they need to discuss the different classifications of the zoning code and the step downs from Industrial to Commercial at Workshop on what you can and can't do and clarify it so they are more consistent on how they apply their rulings. Tony Girondo said Alderman Schuchmann was going to review the step zoning to possibly change it so the steps would only apply to within each zoning classification, such as commercial only, industrial, etc. John O'Connor said this really needs to be worked on.

Dave Heiliger brought up Indian Head Lodge Road and the condition of it. He discussed Indian Head Lodge Road and the problem that may come with maintenance of it since Greater Missouri Builders are gone. Dave Heiliger said the City needs to stay consistent with what we do.

John O'Connor said the at the Board of Aldermen level we should encourage Karen Girondo to get with Cannon on the 25 acre tract so it can be advertised as 'builder ready' or making it a Certified Site. Dave Heiliger explained that the reason we are trying to clean up some of

the zoning is for when the businesses do want to come to town, we are ready. It was discussed that with the GM announcement we will probably have people waiting for houses to move into. Tony Gironde stated Michelle Smith at REMAX in Wentzville is the official relocater for GM. Tony Gironde briefly discussed Greater Warren County EDC and stated the City has appointed Karen to be the representative on the EDC Board. Dave Heiliger stated Wright City has really strived to be positive and business friendly. John O'Connor discussed some other communities to the east that have been business friendly and not business friendly and how it has affected those cities, agreed that attitude is extremely important in drawing business.

Comprehensive Plan - Jim Toothman suggested that the Commission start to work on the Comprehensive Plan.

Adjournment

Jim Toothman made a motion to adjourn the meeting. Sal Gertken seconded it and the meeting adjourned at 7:25 pm

Approved _____

Attested _____