

Planning & Zoning - Meeting Minutes
June 20, 2011 6:30 pm

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday June 20, 2011 at 6:30 pm in City Hall.

The following were present: Committee members Alderman Jim Schuchmann, Chairman Tony Girono, Dan Rowden, Tony Midiri and John O'Connor. City employees present were Planning and Zoning Clerk Pam Taylor and Harry Harper. Absent were Mayor David Heiliger and Sal Gertken. Others present and signed in were: Jim Toothman and Angie Reynolds

Call to Order

Tony Girono called the meeting to order at 6:34 pm.

Minutes

Tony Midiri made a motion to approve the minutes of May 16, 2011 John O'Connor seconded it and the motion unanimously carried.

Public Comments/Concerns - None

Public Hearing -None

Old Business/ Recommendations to the Board of Aldermen

- A. Chairman Tony Girono stated they are keeping the comprehensive plan on the agenda as a reminder and to see if there is anything new to talk about or review. He asked if anyone had any comments to add at that time. Nobody commented on the comprehensive plan.

New Business/ Recommendations to the Board of Aldermen

There was no new business; however Tony Midiri asked if anyone has heard anything about the radio tower. Pam Taylor responded she has turned the information from the last meeting over to Christine Martin and Pam has not heard any response from her. Chairman Tony Girono said there was nothing discussed at the workshop about it either.

Reports

Building Official – Given by Harry Harper

Harry Harper said he wanted to make a comment on fences and disputes that have been coming up lately with people who have a fence and neighbors who want to tie into those fences without getting permission from the owner of the existing fence. Also there have been people who will not tie into the fence of the neighbor because they don't like the neighbor's fence and they build a fence next to it and then nobody wants to maintain the grass in between. He wants to know if the city should get involved with these disputes or if it should remain a civil issue. Jim Schuchmann agreed it is not something the city should get involved with. Chairman Tony Girono said if they don't cut the grass between the fences then that will be an ordinance violation. Angie Reynolds commented she had to get permission to connect to the neighbor's fence. Harry said it's between

the property owners. Chairman Tony Gironde asked about the fence on Peregrine that was in disrepair. Harry said the house is in foreclosure.

Commissioner Comments

Chairman Tony Gironde pointed out the info that was given to each member by Christine Martin in regards to a letter received from a resident near the Scott's building. The resident is complaining about noise from the building at all hours of the day and sometimes at night. Jim Schuchmann explained this is not the first letter the city has received and the city has no control over the noise level. He also stated the mayor has sent a letter stating Scott's is in compliance to the resident. Jim Toothman said there is some construction going on which should be about complete. So there is more equipment in use than there normally would be. Jim Toothman said the person he talked to at Scott's said they were going to try to turn down the volume on the equipment. Jim Schuchmann stated Scott's is not able to turn down the decibels on the equipment because they run the risk of OSHA fines. Jim Schuchmann stated the resident was not contacted when there was a public hearing for Scott's. He said the city only requires land owners within 200 feet to be contacted and she is outside that area. He said the building was already in the industrial area so Scott's use of the building was never in question. Because they wanted to use more than 10% of their lot for outside storage, they were required to come in for a conditional use permit.

Jim Schuchmann stated he recently talked to Billy Ivie about the lot sizes at Hickory Trails. He said the developer had requested small lots of 7500 square feet, which was against Wright City's codes, but because the developer had gone to the county and requested the smaller lot sizes they were allowed. When the developer came back to the city about bringing the entire development into the city limits, the city agreed the beginning phase of the subdivision would be allowed to have the smaller lots since it was already platted. Jim Schuchmann said Mr. Ivie was pointing out that those small lots have become a hindrance in selling the houses, since there is only about 25-30 feet of back yard. Jim Schuchmann also stated if they are ever asked to look at a development with small lots they should not accept it if for starter homes. If it is for seniors or condominiums it would be acceptable, but people with children or planning children will not want small lots like those at Hickory Trails. Tony Midiri asked if the developer was complaining. Jim Schuchmann responded no the developer is fine with it the way it is because he has more lots per acre. The builder is the one who has received complaints and comments in regards to the smaller lots because the homes are harder to sell.

Adjournment

Chairman Tony Midiri made a motion to adjourn. Dan Rowden seconded it and the meeting adjourned at 7:00 pm.

Approved _____

Attested _____