

Planning & Zoning - Meeting Minutes June 21, 2010 6:30 pm

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, June 21, 2010 at 6:30 pm in City Hall.

The following were present: Committee members Mayor Dave Heiliger, Alderman Jim Schuchmann, Tony Girono, John O'Connor, Tony Midiri, Valerie Viviano-Laneman. James Justice, James Toothman and Joe Williams were absent. City employees present were City Clerk Christine Martin and Treasurer/Economic Developer Karen Girono.

Others present were: Angie Reynolds, Bart Korman, Bill Stern, Rick Learz, Iva Hutchison, Barbara and William Junk, Neal Ordelheide, Rhonda Flure, Tom Glosier, Mark Utlaut, Cole Utlaut, Candy Lauderdale, Donna Jones, Sharon Ziegemeier, and Dale Schaper.

Call to Order

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

Minutes

John O'Connor made a motion to approve the minutes of May 17, 2010, with a correction to remove the last sentence in the sixth paragraph on page three, which falls under Commissioners Comments. Tony Midiri seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing

Request for a Conditional Use Permit from PSC Metals, Inc. to operate a scrap metal collection/transfer facility to be located at 15940 Veterans Memorial Parkway, Wright City, Missouri - Chairman Girono opened the public hearing. Bart Korman from Lewis-Bade was present and was representing PSC Metals, Inc. Ms. Candy Lauderdale for PSC Metals, Inc. was also present. Mr. Korman acknowledged there was nothing in the City's code that addressed the use so they applied for a Conditional Use Permit. He showed copies of the proposed layout of the site. Rick Ketz, General Manager of PSC Metals, Inc. in the St. Louis Region was present and said they recycle scrap metal both ferrous and non-ferrous metals. He showed pictures of their Cuba, Missouri location. They would have a feeder yard in Wright City and the material would be transferred daily to their St. Louis location where it is shredded, recycled and sold to steel mills. He stated their business is one of the ten largest metal recyclers in the US and consider themselves very professional and maintain the highest standards for health safety in the environment. They have over 30 scrap yards in the US. Mr. Ketz said they would employ from five to eight people. He said they have found that by having a local recycler, it encourages other people in the community to clean their properties. They recycle the used waste oil that they collect and collect mercury switches. They do participate in local events and donate and support the county fairs. He said they have a

clean and well organized operation. He said all of their inventory is moved daily. Mr. Ketz said he thought they would have a positive impact on the community. Mr. Korman explained the Conditional Use Stipulations the applicant was willing to agree on and also showed the site plan with all improvements. Bill Junk, a resident that lives in the subdivision near the site, said he was not in favor of the proposed business and presented some pictures of the Cuba Missouri site. Mr. Andy Arnold, another resident that lives in the subdivision near the site, also stated he already hears all kinds of noise and said he feels if they are recycling, it should be away from the highway. Chairman Girondo closed the public hearing.

Request for a Conditional Use Permit from Mark Utlaut to operate a Seasonal Fireworks Sales Tent to be located at 653 West North Service Road, Wright City, Missouri - Chairman Girondo opened the public hearing. Mr. Mark Utlaut was present and said he acquired a lease from Dale Schaper for the vacant lot between Wright City Mow and Trim and American Bank. Mr. Utlaut said he has a fireworks stand in Foristell and three in Festus and would like to do this year after year. He said he runs a very clean operation and said he is mowing most of the weeds down and the lot will be cleaned and trash hauled away daily. No minors will be working there and said his son will be there for cleaning the lot up. Mr. Utlaut said he has a semi trailer rented from Mr. Porter in town for storage of the fireworks and has rented port-a-potties. Mr. Utlaut said he would like to open up on Friday, June 25, 2010. The only thing he needs yet is insurance. For security, a gentleman from Festus, Missouri will be hired. He said he also wanted to hire a police officer from Wentzville, Missouri, and said he will also be there a few nights a week. He said there will be 24/7 security and it will be open from 10 am to 10 pm. His business will be open from June 25th through July 10, 2010, and afterwards he will leave a clean site, cleaner than when started. John O'Connor asked about parking and Mr. Utlaut said there will be some on Wright City Mow and Trim's lot and some will use the other entrance. John O'Connor asked Mr. Utlaut if he's had any conversation with the Bank and he said not yet. Mr. Dale Schaper spoke and said he is in favor of the business and stated the business will have their own entrance. Chairman Girondo closed the public hearing.

Request for a Conditional Use Permit from Kaplan Lumber Company to operate an outside storage facility of raw and finished material to be located at 15990 Veterans Memorial Parkway, Wright City, Missouri - Chairman Girondo opened the public hearing. Tom Glosier with Kaplan Lumber and Development was present and said they closed the business last year and have since put the building up for sale. He said Scotts is the interested party but the deal is not a done deal yet. There are three sites that are in the running, two in Columbia and the one here in Wright City. He stated that Karen Girondo has met them and reps from Scotts at the site a few times and has helped them out. He stated Scotts annually sells three billion dollars worldwide annually. The company accepts raw material and bags it for distribution for sales to Home Depot, Lowes and Walmart. He said the building is larger than Scotts needs but they do like the site. There will be 25 immediate jobs with another 50 jobs later on. The customer areas that will be serviced are in Colorado, Northern Illinois, and Louisiana. Mr. Glosier said what they will be asking for is a relief from the restriction from the outside storage of a maximum

of 40 percent. They wish to use the entire rear portion of the building with the site consisting of 25 acres. He explained the process of feeding and mixing the material into the outside hoppers where it would then be moved into the building. The pond on the site will be vacated and filled so every area can be used. The City services will be minimal. Mr. Glosier asked that the request for the outside variance that it would be made specific to Scotts. If Scotts does not end up here the approval would be voided. A resident asked about odor and Tom Glosier said there will be piles of mulch and at times there will be some odor. Scotts does not have a problem at their other facilities. It was asked if there would be a chemical hazard on the property and Mr. Glosier said no, the majority of the product will be fertilizer that will be pre-wrapped and on pallets. Most of the material will be barged into St. Louis and then trucked out to the site. Mr. Glosier said the ground falls off from the rear of the building, so there will be truck parking on the east side of the building south of the billboard. Alderman Schuchman asked about any needed permits from DNR. Karen said there will be an environmental review, but no permits. Tony Midiri asked about the 50 to 75 trucks coming and going per day and asked if Exit 199 could handle that. Mr. Glosier said there shouldn't be a problem. He added they will need a second entrance which will be between the billboard and the existing road. He said they may try to work something out with the Schneiders for use of the existing road. Karen said Scotts was adamant about having enough room in the rear of the building so that trucks do not back up on the service road. Mr. Glosier stated the ground on the east side of the building will be raised five or six feet for parking only, no storage. The parking would not extend out past the front of the building. John O'Connor asked about employees and Tom Glosier said the company will bring in two to three experienced employees and the rest will be new employees. Chairman Girondo closed the public hearing.

Old Business/ Recommendations to the Board of Aldermen - None

New Business/ Recommendations to the Board of Aldermen

Request for a Conditional Use Permit from PSC Metals, Inc. to operate a scrap metal collection/transfer facility to be located at 15940 Veterans Memorial Parkway, Wright City, Missouri.

Alderman Jim Schuchmann made a motion to deny the Request for a Conditional Use Permit to PSC Metals, Inc. to operate a scrap metal collection/transfer facility to be located at 15940 Veterans Memorial Parkway. John O'Connor seconded the motion and roll was taken:

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

The motion to deny the request unanimously passed.

Request for a Conditional Use Permit from Mark Utlaut to operate a Seasonal Fireworks Sales Tent to be located at 653 West North Service Road, Wright City, Missouri.

Tony Midiri made a motion to approve the Request for a Conditional Use Permit from Mark Utlaut to operate a Seasonal Fireworks Sales Tent at 653 West North Service Road. Valerie Viviano-Laneman seconded the motion and roll was taken:

Vote:	Mayor Dave Heiliger – yes	John O’Connor – yes
	Alderman Jim Schuchmann – yes	Tony Midiri - yes
	Tony Girondo - yes	Valerie Viviano-Laneman - yes

The motion to approve the request unanimously passed.

Request for a Conditional Use Permit from Kaplan Lumber Company to operate an outside storage facility of raw and finished material to be located at 15990 Veterans Memorial Parkway, Wright City, Missouri.

Tony Girondo made a motion to approve the Request for a Conditional Use Permit from Kaplan Lumber Company to operate an outside storage facility of raw and finished material to be located at 15990 Veterans Memorial Parkway, based only on Scott’s purchase of the property. John O’Connor seconded the motion and roll was taken:

Vote:	Mayor Dave Heiliger – yes	John O’Connor – yes
	Alderman Jim Schuchmann – yes	Tony Midiri - yes
	Tony Girondo - yes	Valerie Viviano-Laneman - yes

Reports

Building Official - There was no report

Commissioner Comments

Vice Chairman – Tony Girondo announced there is a vacancy as Vice Chairman since Jim Toothman was appointed as Alderman. Valerie Viviano-Laneman volunteered for the position. Mayor Dave Heiliger made a motion to accept Valerie Viviano-Laneman as Vice-Chairman. Tony Midiri seconded it and the motion unanimously carried.

Adjournment

John O’Connor made a motion to adjourn. Mayor Dave Heiliger seconded it and the meeting adjourned at 7:15 pm.

Attested_____

Approved_____