

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

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

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

Call to Order

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

Minutes

John O'Connor made a motion to approve the minutes of June 20, 2011 Tony Midiri seconded it and the motion unanimously carried.

Public Comments/Concerns – Frank Ellis wanted to talk about the heavy equipment company that wants to come into the city. He said he was concerned about exhaust fumes and he wanted to know if they plan to use the entrance off 2nd Street. Jeff McMullin explained it is the fenced-in area of the property only and there is no entrance off 2nd Street. Mr. McMullin explained the operation will be during the day only and the only idling of the trucks will be loading and unloading the equipment. Mr. Ellis said he was also concerned because a previous operation at that property had trucks coming in and out and putting ruts in his front yard.

Public Hearing

Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Greg Hall DBA Hall Equipment Company LLC to operate a Heavy Equipment Sales Company to be located at 13480 Veterans Memorial Parkway, Wright City, Missouri.

Greg Hall with Hall Equipment was present and stated he has been in business 10 years in Illinois and he lives in Kirkwood, Missouri. He said he buys and sells heavy equipment. He does not rent small equipment or to residential type customers. He showed pictures of his facility in Illinois. He said the facility in Wright City will be sales only, not a service facility. They are not a repair service to the general public, but he said they will do their own service at the location in Illinois. He also stated the Wright City location will have low traffic volume. The equipment will be clean and painted prior to arriving at the Wright City location. Tony Midiri asked where Mr. Hall's location is in Illinois. Mr. Hall responded it is in Pontoon Beach, Illinois. Tony Midiri asked several questions, such as if the Wright City location will be a one-man operation, what the hours would be, and if

there would be Saturday hours. Mr. Hall responded it would mostly be a one-man operation, the hours would be 7:30 am to 4:30 pm, and there would not be regular Saturday hours, but they might have some by appointment only. Chairman Tony Girono asked if Missouri and Wright City tax will be charged. Mr. Hall responded there will be some tax exempt customers such as another dealer or agricultural, but he mostly sells to contractors who will pay tax. Dan Rowden asked what the anticipated revenue is for the first year. Mr. Hall responded his location in Illinois has 3 sales people and that location does \$9 - \$10 million a year. He said he anticipates this location's first year revenue to be \$2 - \$3 million. Tony Midiri asked if all unloading and loading will be done off Veterans Memorial Parkway. Mr. Hall responded yes, it would be done off Veterans Memorial Parkway. Tony Midiri asked what kind of surface would be at the location. Mr. Hall responded he will be putting about 3 inches of rock down over the rock that is already there. He also stated he plans to put vinyl siding and new windows on the small building located on the property. Chairman Tony Girono closed the public hearing.

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

- A. **Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Greg Hall DBA Hall Equipment Company LLC to operate a Heavy Equipment Sales Company to be located at 13480 Veterans Memorial Parkway, 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	John O' Connor - yes
Tony Girono- yes	Sal Gertken – yes
Dan Rowden - yes	

Tony Midiri asked Mr. Hall when he plans to open. Mr. Hall responded he still has to go to the Board of Alderman meeting and he would like to begin operations as soon as legally possible.

- B. ***J. Paul Hunt, 201 Westwoods Request for discussion on allowing Bed & Breakfast (Tourist Home) in SR-1 under conditional use as a Home Occupation. (Note: Definition 405.090 Tourist Home 405.100 (6) Home Occupation (6L) Home Occupation does not include the following: "Tourist Home"**

Paul Hunt was present to explain his idea for a Bed & Breakfast. He explained he would like to open a Bed & Breakfast at 223 and possibly 201 Westwoods. He said he is not here to get a permit for anything at this time, but he wants to find out if it will be feasible for him to pursue. He said if he can get enough business he will use both properties. He said he will need to make sure that each house has enough bathrooms and that he is following all rules. Dan Rowden asked how many bedrooms the homes have. Mr. Hunt responded 201 Westwoods has 3 or 4 bedrooms. He also stated it was built around the same time as Big Boys restaurant. Mr. Hunt said he saw something in the newspaper over the weekend about bed and breakfasts and he thinks Wright City could benefit from having one. Chairman Tony Girondo said he thinks the city can get something that is workable for the city and Mr. Hunt. He asked if anyone has anything else to add. Tony Midiri asked what he thinks the maximum guests will be. Mr. Hunt responded possibly 12 – 14. Tony Midiri said the state may have regulations that need to be followed. Sal Gertken added the fire department may have safety and occupancy regulations at city and state level. John O' Connor said he likes the concept but he thinks the city needs more specific details to make a final decision. Paul Hunt said there will be someone on staff 24 hours a day and they will offer full service to the guests. Chairman Tony Girondo said he has no objection to the concept. He said the city will need to know more specific information from Mr. Hunt if he decides to do this and which home he will be using. Chairman Tony Girondo also said the city will have to make sure state as well as city rules are followed. Chairman Tony Girondo said they will talk more about it next month after they have had some time to do some research.

Reports

Building Official – Given by Harry Harper

Commissioner Comments - None

Adjournment

Dan Rowden made a motion to adjourn. Tony Midiri seconded it and the meeting adjourned at 7:15 pm.

Approved_____

Attested_____