

## **Planning & Zoning - Meeting Minutes July 19, 2010 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, July 19, 2010 at 6:30 pm in City Hall.

The following were present: Committee members Mayor Dave Heiliger, Alderman Jim Schuchmann, Tony Girono, Tony Midiri and Valerie Viviano-Laneman. James Justice, James Toothman, John O'Connor and Joe Williams were absent. City employees present were City Clerk Christine Martin, Superintendent of Public works Larry Janish and Planning and Zoning Clerk Pam Taylor.

Others present were: Angie Reynolds, James Toothman and Tom Black.

### **Call to Order**

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

### **Minutes**

Jim Schuchmann made a motion to approve the minutes of June 21, 2010. Tony Midiri seconded it and the motion unanimously carried.

**Public Comments/Concerns** – None

**Public Hearing** – None

**Old Business/ Recommendations to the Board of Aldermen** - None

### **New Business/ Recommendations to the Board of Aldermen**

#### **a. Definitions for allowable businesses**

Jim Schuchmann said that the Planning & Zoning members need to look at allowable businesses. The list does not address anything about internet sales. Valerie suggested that they all come up with some ideas on new allowable businesses and discuss them at the workshop. Tony Girono agreed and asked everyone to come up with ideas for missing occupations or businesses and then have one person look at them in depth after the list is compiled. Jim Schuchmann suggested that someone check with another municipality to see if their list is more complete than ours. Tony Girono asked Pam Taylor to find out other municipalities listings of commercial businesses and occupations and email it to all P & Z members. Pam agreed to look into that.

**b. Review of I-70 Corridor zoning**

Jim Schuchmann said he feels we are missing an opportunity with the Highway 70 corridor and that it should be zoned commercial. He added the city needs to protect our corridor. He made comparison to the Chesterfield Valley area along highway 40. He thinks that the highway 70 corridor would entice people to get off the highway, spend money and get back on the highway. Jim Schuchmann asked when the city last had a master plan. Christine Martin asked if he was talking about the comprehensive plan. She went to get a copy to show members. Tony Midiri and Valerie Viviano-Lanemann ha not seen this before and Tony Girono asked if Christine could get them a copy. Jim Schuchmann said he thinks as a planning commission they should look at areas that more growth can be seen. Tony Midiri said he thinks that they are all in agreement that they don't want anymore industrial on the I-70 corridor. Tony Girono said at the next meeting they should talk about visions for the area. He also said they will continue to refer to the comprehensive plan with this will being an on going project.

**c. Review of Roadside stands (see memo)**

Tony Girono stated that Bridgett Pogrelis wants to open a Nacho/Snow Cone and Shaved Ice Stand in a movable trailer. He said there is a concern of Ms. Pogrelis that she would have to get a conditional use permit each year. He said that he feels that her permit needs to be reviewed each year for sales and to see if she is still a city resident. Christine Martin asked if it matters if she is a city resident. Jim Schuchmann responded that her being a resident doesn't really matter, but she does need to come back each year for a conditional use permit to assure that she abides by city's rules.

**d. Road Corridors**

The commission discussed a possibility of Wildcat drive being extended. Jim Schuchmann said that the Planning Commission needs to take a look at the area near Wildcat Drive and Westwood before someone comes in and presents a new development. Jim Schuchmann said that they also need to look at other areas that need to expand. Dave Heiliger said that he thinks a Quick Trip would do well back in the area of Bell Rd and Westwoods. Tony Girono said it would be a good area for a Walgreens and Subway. Dave Heiliger said that once we get one big retailer in there more will follow. Tony Girono said that they should put the road corridor discussion in with the zoning of I-70 corridor as an on going project. He asked what our major corridors are going to be going east & west and north & south.

**e. Multi Family in Single Family Districts**

Jim Schuchmann said that he has been hearing complaints about single family areas that suddenly has three families living in single family homes. Jim Toothman wanted to know how this can be controlled. Zoning and occupancy permits were suggested. Tony Girondo stated that it is zoned single family but there are some four plexes and duplexes in that area. Angie Reynolds stated that this problem is all over Kerland Drive and the city did not approve this. Larry Janish stated that a house can only have so many people per bedroom and it is based on the square feet of the room. Angie Reynolds said that the city has to approve occupancy permits and separation of houses into apartments. Some people are designating the basement as an apartment and the upper level as another apartment and the main level as another apartment and just adding letters (a,b,c) to the address. Jim Schuchmann said we would have to check with the city attorney on what can be done about this. He also said that if we want to protect the city and the property value, we have to stop turning a blind eye to these problems or they will continue and expand.

**Reports**

**Building Official - Larry Janish**

Larry reported that there have been 4 fence permits, 1 alteration permit, 3 deck permits, 2 sign permits, 1 demolition permit, 9 occupancy inspections, no new home permits and only 1 commercial building permit issued since the last P & Z meeting.

Jim Schuchmann asked Larry about the truck route sign and he stated that he had to remove it because it was not allowed to be on a stop sign and he will have the new sign up tomorrow. Tom Black asked if a permit was needed for a hot tub and Larry advised that it is and the hot tub should either have a fence around it or a locking top.

**Commissioner Comments**

**Vice Chairman** – Tony Girondo asked for other comments. Angie Reynolds asked about demolition permits and when the last people got theirs. Larry Janish stated after the fact. Angie wanted to know if there was a fine. Larry said that they can get a summons and he has already talked to Chief Matthews about it.

He also said that he has talked to Karen about getting a form letter made up for violations He said they have to talk to the city attorney on what to do about that. It was also discussed that on any summons the judge sets the fines not the city.

**Adjournment**

Mayor Dave Heiliger made a motion to adjourn. Valerie Viviano-Lanemann seconded it and the meeting adjourned at 7:55 pm.

Approved\_\_\_\_\_

Attested\_\_\_\_\_