

**Planning & Zoning - Meeting Minutes**  
**August 15, 2011 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday August 15, 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 Superintendent of Public Works Larry Janish. Others present and signed in were: Jim Toothman, Angie Reynolds, Tom Black, Frank Palazzo, Veva Karn, Roger Held, Phyllis Gentry, Linda Seabaugh, Robert Gentry, Carleen Koehler and Anita Lemke.

**Call to Order**

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

**Minutes**

John O'Connor made a motion to approve the minutes of July 18, 2011. Tony Midiri seconded it and the motion unanimously carried.

**Public Comments/Concerns** – None

**Public Hearing**

**Request for rezoning as needed under Wright City Municipal Code, Section 400.050 c. Request by the City of Wright City to consider rezoning .39 acres of City Property known as 60 Highway J, Section 15TWP47NR1W in the City limits of Wright City from zoning district Park/Scenic to SR-3 Single Family District.**

Anita Lemke, who owns the property next to this property, wanted to know why the city is requesting the rezone of this property and who is asking for the change. Jim Schuchmann responded the city is asking because the City has no plans to use the property as a park and the city is currently taking bids on the property, so rather than having to rezone later they decided to address it now. He also stated the area surrounding the property is a residential area, so the city thought it would be proper to zone it back to SR-3. Anita Lemke asked what would happen to the bids that were never acted upon previously. Jim Schuchmann responded since they were never acted upon they have expired. Anita Lemke said her property is also zoned as Park and she would also like to have her property zoned SR-3; she said she will go through the proper procedures to get that done. Karen Gironde said she will have to do some research to determine the zoning on Anita Lemke's property, Karen said the zoning map does show Ms. Lemke's property zoned as Park. Anita Lemke asked for the hearing to be rescheduled since Karen needs to do the research. Jim Schuchmann said they have to go forward with the hearing since it has already been publicized, but whether any action is taken can possibly be delayed. Ms. Lemke said she is considering a possible parks and recreation activity on her property if her property can't be zoned residential, which she stated is her desire, because it will bring a higher property value. Chairman Tony Gironde closed the public hearing.

**Request for rezoning as needed under Wright City Municipal Code, Section 400.050 c. Request by J. Paul Hunt to consider rezoning 201 Westwoods Road and 223 Westwoods Road in the City limits of Wright City from zoning district SR-1 Single Family Residential to C-4 General Commercial District.**

Mr. J. Paul Hunt was not in attendance. Veva Karn asked why he wants property zoned commercial and what he intends to do with the property. Chairman Tony Girondo responded Mr. Hunt wants to turn one or both properties into a Bed and Breakfast. He also said since the current codes do not address a Bed and Breakfast in a residential area Mr. Hunt is asking for the rezoning, since the C-4 zoning would allow this. Chairman Girondo also stated it will adjoin other C-4 properties such as Ruiz Castillo Mexican restaurant. Tom Black said he thinks this area should be kept as a “bedroom community”. Another unidentified female asked if rezoning to C-4 means he can do anything he wants to with the property. Chairman Girondo stated it does open up what he can do quite a bit. Frank Palazzo said he doesn’t think the view of the back of Ruiz Castillo Mexican Restaurant is a good view for a Bed and Breakfast. Mr. Palazzo also said he thinks Mr. Hunt could then do anything with the property, so Mr. Palazzo said he doesn’t think it makes sense to allow the rezone. Mr. Palazzo said he doesn’t think a commercial development sounds good in that area and he prefers it not be done. Carleen Koehler said she doesn’t like the idea. She also stated she didn’t like the idea of the fireworks stands so close to the homes. Chairman Tony Girondo asked the audience if they could find a way to have the Bed and Breakfast in the residential area would that be acceptable. There were several verbal no responses and negative head shakes. Chairman Tony Girondo closed the public hearing.

**Old Business/ Recommendations to the Board of Aldermen**

Chairman Tony Girondo 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 rezoning as needed under Wright City Municipal Code, Section 400.050 c. Request by the City of Wright City to consider rezoning .39 acres of City Property known as 60 Highway J, Section 15TWP47NR1W in the City limits of Wright City from zoning district Park/Scenic to SR-3 Single Family District.**

Tony Midiri asked Anita Lemke if she wants to also have her property rezoned. Ms. Lemke responded she would like the properties to stay one tract. She also said she has put in a bid on the property because she would like to put the property back to 5 acres. She said originally she planned to put a dirt track on the property and have some sort of kids sports activity such as paint ball, but if that would not be allowed she would probably try to talk to the same buyer the city finds for the .39 acres and see if they would buy her property as well. Tony Midiri asked her if she wanted her property to be zoned whatever way the .39 acres is zoned. Ms. Lemke responded she would like her property to be zoned the same

as the .39 acres if at all possible. Chairman Tony Girono asked if Ms. Lemke has access to Highway J. She responded yes and explained she does have a 20 foot wide easement on the property so she doesn't believe a house would be able to be built on the property. She said she got the easement in case she wanted to put a road on the property to possibly sub-divide the property and have access to back of the property.

Tony Midiri motioned to table the request for rezoning. 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	

**B. Request for rezoning as needed under Wright City Municipal Code, Section 400.050 c. Request by J. Paul Hunt to consider rezoning 201 Westwoods Road and 223 Westwoods Road in the City limits of Wright City from zoning district SR-1 Single Family Residential to C-4 General Commercial District**

Chairman Tony Girono asked how many people who received letters are in attendance. Two people who received letters were in attendance; Mr. Palazzo and Ms. Koehler. The others in attendance heard about the hearing from the notice in the paper and/or word of mouth. Chairman Tony Girono stated he will abstain from voting because he carries Mr. Hunt's insurance on some of his properties, but not the ones he is requesting rezoned. Dan Rowden asked if there is anything in the codes that would allow or not allow the request from Mr. Hunt. Chairman Tony Girono responded no. He explained P&Z will make recommendations to the BOA and it is up to them to act on those recommendations.

Sal Gertken motioned to reject the rezoning request. Tony Midiri seconded the motion and the motion unanimously carried.

Vote: Jim Schuchmann- yes	Tony Midiri - yes
Dave Heiliger - yes	Sal Gertken - yes
Tony Girono- abstain	John O'Connor – yes
Dan Rowden - yes	

**C. Discussion of Commercial Zoning Uses**

Karen Girono stated the city needs to revamp the list of commercial uses. She said the city needs to start looking at the zoning uses and where things are permitted and not permitted in the different zoning districts. She said the city needs to start looking at what's working in other communities and see if it could work for the City of Wright City. Karen gave printed instruction to the P&Z members to access Sullivan Publications online. She said the City of Wright City has used Sullivan Publications for 25 years for the municipal codes. Chairman Tony Girono stated this gives them the opportunity to look at what other cities do and get ideas for the City of Wright City. Karen Girono said she thinks the city updated the uses the last time in about the early 1990s. She stated anyone can go online and view the ordinance of any city listed. Karen Girono also stated the city is getting more and more requests

from businesses that are not mentioned in the codes. Tony Midiri asked who updates the website. Karen responded when a new ordinance passes Christine Martin sends the information to Sullivan Publications to update. Tony Midiri also asked who updates the City of Wright City's website. Karen Girondo responded the city works with a gentleman in St. Louis who does the updates to the city's website as needed. Chairman Tony Girondo stated he asked Karen Girondo to share this information with the P&Z commission because of all the changes in the world today this is something that needs to be addressed. He said it has come about somewhat because of Mr. Hunt and if he was approved for rezoning he could change his mind and the city could end up with anything on his property on Westwoods Road. Chairman Tony Girondo asked the commission members to take a look at the codes of other cities and find things that the City of Wright City may be missing or should update.

## **Reports**

**Building Official** – Given by Larry Janish

## **Commissioner Comments**

Jim Schuchmann said the newest update is in for the code books and the commission members can leave their books with Pam Taylor to be updated. John O'Connor said he wanted to clarify why he voted against the rezoning request from Paul Hunt. John O'Connor said he appreciates the public input. He also stated Bed and Breakfast homes are usually the nicest homes on their street. He said he thinks the city needs more information from Mr. Hunt on what he has planned. John O'Connor also stated Mr. Hunt did not provide enough information to support his plans. Chairman Tony Girondo agreed stating Mr. Hunt should have been present to provide more information. Chairman Girondo also stated he doesn't have a problem with a Bed and Breakfast but he doesn't like the idea of rezoning the property. He said he thinks they should try to keep the area residential and still make the Bed and Breakfast idea work. Dan Rowden said he thinks there should have been a presentation to support what Mr. Hunt wanted to do so the city would know. Chairman Tony Girondo stated 223 Westwoods is a very nice spacious home with an enclosed swimming pool and the home could easily be used as a Bed and Breakfast. Chairman Girondo said he would like everyone to look at the website information Karen Girondo gave them and be ready to discuss things about commercial uses next month.

## **Adjournment**

John O'Connor made a motion to adjourn. Sal Gertken seconded it and the meeting adjourned at 7:25 pm.

Approved \_\_\_\_\_

Attested \_\_\_\_\_