

**Planning & Zoning - Meeting Minutes**  
**August 16, 2010 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, August 16, 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 and Valerie Viviano-Lanemann. James Justice and Tony Midiri were absent. City employees present were Superintendent of Public works Larry Janish and Planning and Zoning Clerk Pam Taylor.

Others present were: Angie Reynolds and James Toothman.

**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 July 19, 2010. 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. Definitions for allowable businesses**

John O'Connor brought up the commercial use category and that it does not have a category for doctors, lawyers, veterinarians, eye doctors, chiropractors and other like professions, but there is a professional offices category. He thinks that category is broad enough to take in those sorts of professions. Valerie Viviano-Lanemann suggested that just adding slash mark (/) and then the doctor, lawyer, and other fields would be enough. Tony Girono brought up that there is an auction house that wants to come into the city. He said he doesn't see auction houses listed in the information they received in their packet with Warrenton's or Wentzville's allowable businesses and descriptions. Larry Janish said O'Fallon does have an auction house. John O'Connor said he thinks they should establish rules for an auction house. Jim Schuchmann said he thinks they should leave things the way they are because then an auction house business would have to go before Planning and Zoning to get a conditional use permit, but if they set up rules for the auction house it's possible that someone could open one up and then be auctioning livestock or something else undesirable and then there would be nothing that could be done. Larry Janish added that with a conditional use permit for an auction house, stipulations can be put on the permit. John O'Connor said he doesn't see anything under allowable businesses for adult stores in the city. Jim Schuchmann said there is an ordinance for adult stores and they have to be located in the industrial area. He also stated that last year an adult business wanted to come into the city and they did not want to be in the industrial area. He asked if everyone is comfortable with the way the definitions for



Tony Girondo- yes

**Reports**

**Building Official - Larry Janish**

Larry reported that there have been 3 fence permits, 5 deck permits, 2 shed permits, 2 pool permits, 1 renovation permit and 9 occupancy inspections, 1 new home permit issued since the last P & Z meeting.

He also added that we have changed the way we do occupancy inspections. He said that bedrooms are now being measured and each home is being certified for a maximum number of occupants. Valerie asked if we are able to control people putting up fences outside the city limits. Larry said that Wright City can only control those types of things within the city limits; the county would handle anyone outside the city limits.

**Commissioner Comments**

**None**

**Adjournment**

Mayor Dave Heiliger made a motion to adjourn. Valerie Viviano-Lanemann seconded it and the meeting adjourned at 7:50 pm.

Approved \_\_\_\_\_

Attested \_\_\_\_\_