

**Planning & Zoning - Meeting Minutes
August 20, 2012 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, August 20, 2012 at 6:30 pm in City Hall.

The following were present: Committee members, Tony Girono, Jim Toothman, Mayor David Heiliger, Angie Reynolds, Tony Midiri, Sal Gertken and John O'Connor. City employees present were Harry Harper and Denise Queen Planning / Zoning Clerk.

Others present and signed in were: John Dolson, Bill Taylor, William Levinson and Monte Cannon.

Call to Order

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

Minutes

Jim Toothman made a motion to approve the minutes of July 16, 2012. Sal Gertken second it and the motion unanimously carried.

Public Hearing - None

Old Business/Recommendations to the Board of Aldermen

Application for Conditional Use Permit from Dolson Properties, LLC, to convert the use of Commercial property at 208 Veterans Memorial Parkway, Wright City Missouri to Residential Use.

Tony Girono informed John Dolson of Dolson Properties that the application will be forwarded to the Board of Alderman with the Planning and Zoning Commission's Recommendation. John Dolson wanted to know if there is any other permits that were needed. Mayor Dave Heiliger informed him that Christine would let him know what else is needed from the inspectors.

John O'Connor made the motion to approve the application with the "Stipulation placed on Conditional Use Permit that there are to be 12 paved parking spaces (with 2 being designated for handicap) provided on property owner's adjacent lot that are to be used for residential parking for 208 Veteran's Memorial Parkway" Wright City Missouri, and was seconded by Angie Reynolds.

Vote:	David Heiliger	yes	Jim Toothman	yes
	Tony Midiri	yes	John O'Connor	yes
	Tony Girono	yes	Sal Gertken	yes

Angie Reynolds yes

The motion unanimously carried

New Business/ Recommendations to the Board of Aldermen

Application for Preliminary Subdivision Plat for Gettysbury Commons Plat Two from Cannon Builders, Inc. Proposed Change to amend Section 400.020: Planning Commission, Chapter 400 Administration

Tony Girondo asked about the location of the 11 lots. Monte Cannon informed Planning and Zoning that they will continue where the current houses exist. He has an agreement with MODOT for the Lift Station.

Tony Midiri made a motion to accept the Application for Preliminary Subdivision Plat for Gettysbury Commons Plat Two from Cannon Builders, Inc. and was seconded by John O'Connor.

Vote: David Heiliger	yes	Jim Toothman	yes
Tony Midiri	yes	John O'Connor	yes
Tony Girondo	yes	Sal Gertken	yes
Angie Reynolds	yes		

The motion unanimously carried.

Proposal by William Levinson / Dorset Development for a future development of Oak Hills, North of Westwoods road.

William Levinson informed Planning and Zoning that the houses were State and Federaly funded, handicapped accessible, energy efficient and that all 40 homes would be slab homes with extended garages.

John O'Connor mentioned that Wright City can not build the streets but we would maintain the streets once accepted by the city. The Commission discussed that the location is congested with children, buses, and businesses. William Levinson said that he was under the impression that city was building streets two years ago, and asked if that was the stipulation to building the homes. ”

Tony Girondo asked about ingress and egress of the subdivision and stated that there needs to more than one entrance and exit to the subdivision. Tony Girondo said a secondary access is needed for Police, Fire and Safe Zone with 55 foot radius for the Fire Trucks.

William Levinson and Bill Taylor wanted to know “what is the safe distance”. The outside road is not included as a tax credit. Mr. Levinson discussed lot dimensions and sizes of the proposed homes.

The application deadline is September 24, 2012. Mr. Levinson said they would like a “Letter of Support” saying that zoning is okay and they will then send in the

application. Planning and Zoning mentioned they will write up a “Letter of Support” as long as development meets city plans and ordinances.

Mayor Dave Heiliger made a motion to postpone until next the Planning and Zoning meeting and was seconded by John O’Connor.

Vote: David Heiliger	yes	Jim Toothman	yes
Tony Midiri	yes	John O’Connor	yes
Tony Girondo	yes	Sal Gertken	yes
Angie Reynolds	yes		

The motion unanimously carried

Reports

Building Official – Report was given by Harry Harper

Commissioner Comments- Nothing to report at this time

Adjournment

Mayor Dave Heiliger made a motion to adjourn the meeting, and was seconded by Angie Reynolds the meeting adjourned at 7:35 pm

Approved_____

Attested_____