

**Planning & Zoning - Meeting Minutes
September 20, 2010 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, September 20, 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, Tony Midiri and Sal Gertken. James Justice and Valerie Viviano-Lanemann were absent. City employees present were Building Inspector Harry Harper and Planning and Zoning Clerk Pam Taylor.

Others present were: Tom Black and James Toothman.

Call to Order

Tony Girono called the meeting to order at 6:35 pm.

Minutes

John O'Connor made a motion to approve the minutes of August 16, 2010, with one spelling change, Dave Heiliger seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing – None

Old Business/ Recommendations to the Board of Aldermen -

a. Discuss adding paragraphs to Section 400.020 covering absences of P&Z members

Dave Heiliger stated the attorney is still reviewing this change. Jim Schuchmann asked if everyone thinks any absence is excused if they just call and say they can't be at the meeting or what defines excused or unexcused absence. He said P&Z members should attend meetings on a regular basis. He asked if everyone thinks 3 absences for any reason should be the maximum allowable absences. Tony Girono explained a quorum is needed at each meeting to proceed with a meeting and that's why it is very important for all members to attend each meeting. Jim Schuchmann suggested P&Z members be allowed no more than 3 absences in a 12 month period. Dave Heiliger asked if each member should have to sign off on the policy and each new member from now on should have to sign the policy. Jim Schuchmann wanted to know if this is a recommendation for the Board of Alderman. John O'Connor asked what has been sent to the attorney for review. Jim Schuchmann said he is reviewing the language of it and to make sure the regulation on absences is allowed. John O'Connor said he thinks they should come to a conclusion on this issue and wants to know how quickly it can be put into place. Dave Heiliger said it would have to go before the board of alderman.

Tony Girono motioned to suggest to send to Board of Alderman the memo as originally presented with 3 absences being the maximum allowable in 12 months for any reason. John O'Connor seconded the motion and the motion unanimously carried.

Vote: David Heiliger- yes
Tony Midiri - yes
Tony Girondo- yes

Jim Schuchmann- yes
John O'Connor- yes
Sal Gertken - yes

b. Review of I-70 Corridor zoning

c. Road Corridors

The P&Z members discussed both b&c together. Tony Girondo told members to look at the North West corner of their maps. He said he has concerns for the future because the frontage area of Cannon's subdivision is zoned M1-light industrial not commercial and a sex shop could go in M1, so Cannon could allow one in there. Sal asked if since a school is so close if that could stop it from happening. Jim Schuchmann said maybe if it was right across from the school. Tony Girondo said they need to suggest to Mr. Cannon the area be rezoned and spot zone where billboards exist. Jim Schuchmann asked if they want to change billboard ordinances to make billboards conditional use. He also said that if a property were sold that is zoned M1 an unwanted business could end up in the city. He asked if everyone thought it made sense to change billboards to conditional use. A conditional use would go with the user of the property not with the property if it was ever sold and the new owner would have to come in and apply for another conditional use permit. He also said they should check with the city attorney to see if the ordinance on billboards can be changed. He said there would probably have to be a public hearing on it and they could potentially have a public hearing at the same time they do the public hearing about the highway 70 corridor zoning. Tony Girondo said they would have to strike the ordinance on billboards. Jim Schuchmann asked if they should just change the entire highway 70 corridor to commercial. Tony Girondo asked if anyone had any problems with changing the entire highway 70 corridor to commercial. John O'Connor asked if Jim was referring to zoning it all C4 and Jim Schuchmann said yes. Tony Girondo said that is the broadest commercial zoning. And if it's zoned C4 then a business can come in and ask for a conditional use for different needs down the road. Tony Girondo asked if there were any other concerns or thoughts. Jim Schuchmann said Greif brothers would not be asked to vacate but if they would ever sell the property would it revert to C4. Tony Girondo said they would have to check with the city attorney to make sure that can be done. Jim Schuchmann said with the entire property zoned C4 commercial it is more attractive to a buyer and with M1 an unattractive business could come in down the road. He stated this is preventative action. He also said a letter needs to be drafted to Warren County Planning and Zoning about Wright City's desire that the highway 70 corridor be commercial zoning and that any future development along the highway 70 corridor be zoned commercial. Tony Girondo made a motion to recommend to the Board of Alderman to contact all property owners not already C4 along the highway 70 corridor and have them rezoned to C4 commercial. John O'Connor seconded the motion and the motion unanimously carried.

Vote: David Heiliger- yes
Tony Midiri - yes
Tony Girondo- yes

Jim Schuchmann- yes
John O'Connor- yes
Sal Gertken - yes

Jim Schuchmann made a motion to send a letter to Warren County Planning and Zoning commission that it is our intention that the entire highway 70 corridor should be commercial property both what is in the city and the county and it is our desire that they will continue on with that commercial C4 zoning. And current businesses will be grandfathered in at their current zoning. Tony Midiri seconded the motion and the motion unanimously carried.

Vote: David Heiliger- yes	Jim Schuchmann- yes
Tony Midiri - yes	John O'Connor- yes
Tony Girondo- yes	Sal Gertken - yes

Tony Girondo asked Pam Taylor to draft the above letter.

d. Mooney Property

Tony Girondo pointed out the area on their maps where the Mooney property is located. Jim Schuchmann said that the owner of this property called him recently and pitched the idea of a residential area on the north east corner of this property. Jim suggested to the owner that he should go commercial on this property and the owner seemed to like that idea since the property would be worth more in the long run.

The P& Z committee took a few minutes to discuss among themselves road extensions and highway ramps at Stracks Church road that would relieve future road traffic when property on that side of highway 70 is more developed. Jim Schuchmann said it is the intention that Wildcat be extended north and connect with a major east/north connector and Mooney property be considered for commercial not residential zoning. Harry Harper stated he has a meeting tomorrow with the owner of the Mooney property about building 30 residential homes in that area and tie into Spring Lakes lift station. Harry said he will be viewing the plans relating to this at tomorrow's meeting. Jim Schuchmann stated the owner will need to bring those plans before the Board of Alderman. Tony Girondo also stated there is a motion on the table to make that area all commercial. Jim Schuchmann stated that he felt from talking to the owner that he had a clear thinking of the owner's plans for that area. Harry stated that he will advise property owner that he will need to come before the board on any plans for that property. Jim Schuchmann made a motion to zone Mooney property for future use as C4 commercial. John O'Connor seconded the motion and the motion unanimously carried.

Vote: David Heiliger- yes	Jim Schuchmann- yes
Tony Midiri - yes	John O'Connor- yes
Tony Girondo- yes	Sal Gertken - yes

e. Fireworks Stands

Jim Schuchmann stated that this is from the workshop meetings and they want to change the fireworks stand fees from the low cost of \$100 to \$2000 and \$4000. Jim Toothman asked if changing the fee they have to show cause. Jim Schuchmann said if they just want to change the fee they have to show cause but if it is taken to the voters then no cause will have to be shown. John O'Connor wanted to know if it can be put on the November ballot. Jim Schuchmann said it will probably not make it on until the April ballot. And once the people approve it then it will be a done deal. Tony Midiri stated when the

people know what other cities charge it will probably be approved. Jim Schuchmann made a motion to raise the fee for fireworks stands to \$2000 minimum and if the stand is over 1000 square feet on sales area the fee would be raised to \$4000. John O'Connor seconded the motion and the motion unanimously carried.

Vote: David Heiliger- yes
Tony Midiri - yes
Tony Girondo- yes

Jim Schuchmann- yes
John O'Connor- yes
Sal Gertken - yes

Tony Girondo stated this needs to be given to the Board of Alderman to put on the ballot.

New Business/ Recommendations to the Board of Aldermen

None

Reports

Building Official – Harry Harper

Harry reported there have been 5 fence permits, 2 deck permits, 2 shed permits, 1 renovation permit and 6 occupancy inspections, no new home permit issued since the last P & Z meeting.

Tony Midiri asked how the new code enforcement officer is doing. Harry Harper stated he is still learning the city and what is within the city limits and that he is still in training. Harry stated the code enforcement officer has found a few homes that were required to have permits but had not yet obtained them and by him catching that the residents have been in and obtained the proper permits.

Commissioner Comments

None

Adjournment

Tony Girondo made a motion to adjourn. John O'Connor seconded it and the meeting adjourned at 7:45 pm.

Approved_____

Attested_____