

**Planning & Zoning - Meeting Minutes  
November 15, 2010 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, November 15, 2010 at 6:30 pm in City Hall.

The following were present: Committee members Alderman Jim Schuchmann, Tony Gironde, Valerie Viviano-Lanemann, John O'Connor, Tony Midiri and Sal Gertken. City employees present were Harry Harper and Planning and Zoning Clerk Pam Taylor. Absent were Mayor David Heiliger and James Justice.

Others present were: Angie Reynolds, Becky Burge, Howard Pogue, Matthew Barby and Sharon Ziegermeir

**Call to Order**

Tony Gironde called the meeting to order at 6:33 pm.

**Minutes**

John O'Connor made a motion to approve the minutes of October 18, 2010 as presented, Valerie Viviano-Lanemann seconded it and the motion unanimously carried.

**Public Comments/Concerns**

Tony Gironde said the guests Becky Burge and Howard Pogue who have filled out the public comment forms are welcome to speak now.

Becky Burge said she lives at 55 Spring Hill which is across the street from Matthew Barby and she has had a discussion with him about his home business. She said she understands the business will not be operated out of his home. She said he will be going to various businesses and conducting his business off site. She said she is all in favor for it.

Howard Pogue said he lives at 59 Spring Hill and he is in agreement with what Becky says. He said he sees no problem with it. Becky Burge also said Mr. Pogue is the subdivision president.

**Public Hearing**

**Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Matthew Barby to operate a home office IT consultation office to be located at 52 Spring Hill Circle, Wright City, Missouri.**

Tony Gironde stated there is an application from Matthew Barby to operate a home IT consultation office at 52 Spring Hill Circle. He asked Mr. Barby to share what his business consists of. Matthew Barby said business will consist of IT consultation on the customer's site and the only business that will go on in his home is possibly the use of a phone and computer. He said his business is to contract services for other business that need IT support. He stated there would be no impact on the community and no increase in traffic. He said it would not be a commercial store front from his home just his home office. He said he hopes it will be considered in that way. Tony Midiri asked him what IT stands for. Mr. Barby responded Information Technology. Tony Midiri asked if he just does business support and not residential. Mr. Barby responded that if an individual needed IT support then he would be able to provide that at the person's location not at his house. Valerie Viviano-Lanemann asked if there would be a lot of deliveries to his home. Mr. Barby replied no and explained his business is all about services and if a client did need equipment it would be delivered to their location. He stated it would be a

lot of phone and internet support and maybe some extra waste paper (trash). No foot or car traffic that will upset the neighborhood. Tony Midiri asked if he was starting this business from the ground up. Mr. Barby responded he is pretty much starting from the ground up and he does have some business contacts. Valerie Viviano-Lanemann asked what he would do if he grew large enough to require a staff. Mr. Barby stated that he would not hire employees he would hire contractors, therefore he would not have someone coming to his home to work. He stated that if he did grow so large that he needed a sales staff he would look at a store front. He stated his goal now is to do everything through contract work. Tony Girono closed the public hearing.

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

- A. Review of I-70 Corridor zoning  
Tony Girono asked if there was any new information on this topic. Nobody had anything. He said he keeps it on the agenda in case anything new comes up. Tony Midiri wanted to know if the businesses on the corridor had been notified. Tony Girono said that Christine Martin should have a list and should have been working on contacting them. (After the meeting Pam Taylor verified with Tony Girono and Jim Schuchmann what businesses they wanted to have contacted, they stated it would be any business whose property touches the I-70 corridor, Pam Taylor agreed to get in contact with Christine about these)
- B. Mooney Property/MHDC Development  
Tony Girono asked if there has been any new information on this subject. Jim Schuchmann said the city gave its blessing on the concept but not the final plan. They have submitted to the state and they should hear back at the earliest February 2011, if they get approval for the project.
- C. Final Review of adding paragraphs to Section 400.020 covering absences of P&Z members  
Tony Girono said he thinks everything they wanted in there is done and the wording has been changed to the way they like it. He asked for any questions relating to the subject. There were none. He asked for a motion to accept as presented and pass along to the Board of Alderman.  
Tony Midiri motioned to suggest sending to Board of Alderman the memo as presented. Sal Gertken seconded the motion and the motion unanimously carried.

Vote:	Jim Schuchmann- yes	Tony Midiri - yes
	John O'Connor- yes	Valerie Viviano-Lanemann - yes
	Tony Girono- yes	Sal Gertken - yes

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

- A. **Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Matthew Barby to operate a home office IT consultation office to be located at 52 Spring Hill Circle, Wright City, Missouri.**  
Tony Girono asked for a motion to approve the conditional use permit. Jim Schuchmann motioned to approve the conditional use permit. John O'Connor seconded the motion and the motion unanimously carried.

Vote: Jim Schuchmann- yes                      Tony Midiri - yes  
         John O'Connor- yes                      Valerie Viviano-Lanemann - yes  
         Tony Girondo- yes                         Sal Gertken – yes

Tony Girondo told Mr. Barby he is free to start conducting business. Jim Schuchmann advised Mr. Barby to make sure to get his business license before he 'officially' starts operating his business.

**B. Discussion of Home Business – Frank Ellis**

Mr. Ellis was not present to discuss his plans for a home business. Tony Girondo said he did not get a chance to research what Mr. Ellis is trying to do. Tony Girondo explained where his property is located behind Dave Porter's. He said he has had a home business before and he is a mechanic by trade. He said he has a garage behind his house and has done this work before, both professionally and hobby wise. He said since he hasn't done business at his home in a while, it needs to be determined if he needs a new conditional use permit. He stated it has been a couple of years since he operated the business from his home. He said the area where he lives is zoned commercial use. John O' Connor asked if a lot of cars will be around. Tony Girondo said Mr. Ellis worked as a mechanic and was laid off. He stated the garage is detached from and behind the house. Tony Midiri asked why they should allow this type of business in that area if they are trying to get away from this type of business along the I-70 corridor. Tony Girondo said the property is already zoned for him to be able to do that. He said they can put lots of restrictions on the business. He also stated with automotive the way our city codes read, it is a conditional use no matter where it is located. He also said there is no Highway 70 visibility. Jim Schuchmann said he thinks the commission needs to see the previous conditional use application and see what kind of restrictions were on that permit. He thinks that since he hasn't operated a business in a couple of years and neighbors could have changed they should re-open the conditional use for people to come in and voice their opinion. Tony Midiri said he thinks it needs to be tabled especially since Mr. Ellis is not present to explain it for himself. Tony Girondo asked Pam Taylor to have Christine Martin get the old conditional use permit out for the commission to review.

**Reports**

**Building Official**

Harry Harper asked if there were any questions on the report as presented to the commission. Tony Midiri asked if the sign permit listed was for the winery. Harry responded that it was. John O' Connor said that is not in city limits. Pam Taylor responded the sign is located in city limits on Stringtown Road.

**Commissioner Comments**

Tony Girondo asked if anyone had anything else to say. Valerie Viviano-Lanemann brought up the resignation of James Justice. Tony Girondo said that he resigned after the Monday evening workshop. He said that Mr. Justice's concern was the MHDC development and that the P&Z commission disagreed with that project, he also had

other concerns and felt he should resign because of it. He said that the board must still accept Mr. Justice's resignation. He said he also wanted to let everyone know there would be a vacancy and if anyone had any ideas on people to fill the vacancy. Tony Gironde asked for any other comments. Jim Schuchmann said next year the commission should try to look at the comprehensive plan to get it up to date where it should be. Tony Gironde asked if everyone had a copy of the comprehensive plan booklet. John O' Connor said he does not have one. Tony Gironde asked Pam Taylor to ask Christine Martin to get John O' Connor a booklet.

**Adjournment**

Tony Midiri made a motion to adjourn. Valerie Viviano-Lanemann seconded it and the meeting adjourned at 7:10 pm.

Approved \_\_\_\_\_

Attested \_\_\_\_\_