

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

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, December 20, 2010 at 6:30 pm in City Hall.

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

Others present were: Angie Reynolds, Tom Black, Jim Toothman, Tim Reynolds, and Lori Matson.

**Call to Order**

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

**Minutes**

Tony Midiri made a motion to approve the minutes of November 15, 2010 as presented, Valerie Viviano-Lanemann seconded it and the motion unanimously carried.

**Public Comments/Concerns**

None

**Public Hearing**

**Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Lori Matson to operate an In Home Child Day Care to be located at 108 Bombadill Blvd, Wright City, Missouri.**

Tony Girono stated there is an application from Lori Matson to operate an in-home child daycare at 108 Bombadill. He asked Ms. Matson to come up and tell a little bit about what she plans. Lori Matson stated she wants to operate a licensed in-home daycare on the lower level of her home. She stated she will have to follow certain rules with the State of Missouri and have a yearly in-home inspection. She will also have a fire marshal inspection and she must maintain 12 yearly credit hours. She also stated she was licensed previously in Iowa and Illinois over the last 25 years. Tony Girono asked where her house is located. Ms. Matson explained she is in the first house on the left when turning into The Shires from highway H. Tony Girono asked if she has a walk out basement. Ms. Matson responded that she does. Tony Girono asked if there were any other questions for Ms. Matson. Valerie Viviano-Lanemann asked about traffic around the residence. Ms. Matson responded that she did not foresee any problems with that. She said parents would pull in the driveway and come in through the garage. Tony Girono asked her if she is currently licensed and for how many children. Ms. Matson responded that she is in the process of obtaining the license and she has applied for it at this time. She stated she would be licensed for 1-10 children but she would probably not have that many. Jim Schuchmann asked what her hours of operation would be. Ms. Matson responded the hours would be 6am to 6pm. Tony Midiri asked how tall her fence around the back yard is. Ms. Matson responded it is 4 feet tall. Valerie Viviano-Lanemann asked if there would be any other care givers. Ms. Matson responded her daughter would be licensed as a back up. She is 28 years old. She also stated she is not allowed to have more than two children less than 24 months, so she will never have

more than two less than 2 years old. Valerie Viviano-Lanemann asked about safety and if there could be an issued of her tending to one child while another one could wander away. Ms. Matson said no and she explained that she has two fences in her yard, one is around the children's play area and one is around the whole yard. Tony Girondo thanked Ms. Matson.

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

None

### **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 Lori Matson to operate an In Home Child Day Care to be located at 108 Bombadill Blvd, Wright City, Missouri.**

Tony Midiri motioned to approve the conditional use permit. Sal Gertken seconded the motion and the motion unanimously carried.

Vote:	Jim Schuchmann- yes	Tony Midiri - yes
	Dave Heiliger - yes	Valerie Viviano-Lanemann - yes
	Tony Girondo- yes	Sal Gertken – yes

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

Tony Girondo stated the P&Z commission was given information about Frank Ellis's previous home business. He asked Mr. Ellis to explain more about what He wants to do at this time. Frank Ellis explained it is not really cut and dry, he said he is applying for jobs but he wants to cover his bases in the event he does not obtain employment. He wants to do mechanic work at his home and still stay within the City's guidelines. He said there will not be any signs in front of his house and he would not have a lot of cars around, except for his children and their friends. He said he just wants to supplement his income, so he wants to make sure he is on the same page with the Board and the City if he decides to do this. He said he has a lot invested in the street and he has rental property on the street. Tony Girondo read from page 3 of the minutes the P&Z commission received from 1995. He asked Frank Ellis if anything had changed with what he would like to do. Frank Ellis responded nothing had changed. Jim Schuchmann asked if he would be working in an indoor area. Mr. Ellis stated he does have an indoor area to work. He said there may be a small amount of work performed in the driveway. Jim Schuchmann asked what the biggest project he would take on would be. Mr. Ellis responded he has not had any major issues that will be going on outside his garage and he does not want that to happen. Tony Girondo asked Mr. Ellis how big his building is. Mr. Ellis responded it is 24x60 and he also has a small office that is about 11x20. Dave Heiliger asked Mr. Ellis what his hours will be and if he will be open weekends. Mr. Ellis stated he would like to be in the house by 6pm; however he likes to help people as needed. He also said his garage business was never a problem with his neighbors in the past. He said he owns the houses on both sides of him and his daughter lives in one of them. Jim Schuchman asked if Mr. Ellis has applied for his business license. Mr. Ellis responded he has not yet applied for it and he may do it soon. He said he thinks he should go ahead and get it so he is ready if he decides to open his garage

full- time. Tony Girondo explained to him the investment for conditional use permit and business license of \$250-\$350. Mr. Ellis said that was fine. Jim Schuchmann explained the public hearing that is required with a conditional use permit.

**Reports**

**Building Official** – Given by Larry Janish

Tony Girondo asked about the basement refinish and if it was a walkout basement. Larry stated it is a walkout basement and it has 3x5 windows. Tony Midiri commented he liked the new look of the report.

**Commissioner Comments**

Tony Girondo advised the P&Z Commission that January and February’s meetings fall on City holidays and we would like to change the meeting dates to the next day Tuesday January 18<sup>th</sup> or Monday January 24<sup>th</sup> for the January meeting or Tuesday February 22<sup>nd</sup> for the February meeting. All agreed to move the January meeting to Tuesday January 18<sup>th</sup> and the February meeting to Tuesday February 22<sup>nd</sup>.

Tony Midiri asked about the class information they had in their packet. Pam Taylor advised it is information on classes P&Z members may take. Tony Girondo said he went to classes like that in the past and they were very informative. Valerie Viviano-Lanemann said she would like to have some sort of instructional book from a class like this that could be read at their leisure.

Tony Girondo asked if there were any other comments. There were none.

**Adjournment**

Jim Schuchmann made a motion to adjourn. Dave Heiliger seconded it and the meeting adjourned at 7:00 pm.

Approved \_\_\_\_\_

Attested \_\_\_\_\_