

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, April 16, 2018**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, April 16, 2018, at the Wright City City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

Commission members present were Mayor Dan Rowden, Commission Chairman Anthony Girondo, Ramiz Hakim, Joseph Iannicola, Terry Lambright and Thomas Uhl. City staff present were City Clerk Karen Girondo and Project Manager James Schuchmann. Others present were Donald Collier, Spencer Guffey, Heather Guffey and Anthony Harper. Donnie Reed arrived after the start of the meeting.

**Call Meeting to Order**

Chairman Girondo called the meeting to order at 6 p.m.

**Public Comments/Concerns**

None

**Public Hearing**

**Conditional Use Permit – DMZ Catering LLC for Food Truck** – Chairman Girondo opened the hearing on a request by DMZ Catering LLC to operate a food truck within the city limits. There were no comments from the public. The Commissioners discussed restricting the location of the food truck to areas zoned for industrial use. They also discussed if permits are required for food trucks who are invited to participate in charitable events within the City. The Commissioners agreed if the event had the appropriate permit from the City and the food truck had the permits required by the event sponsor, no permit from the City would be required for the food truck. Chairman Girondo closed the public hearing.

**Conditional Use Permit – Reed’s Rockets for Temporary Fireworks Stand** – Chairman Girondo opened the hearing on a request by Donnie Reed of Reed’s Rockets to operate a temporary fireworks stand at 425 North Service Road West. There were no comments from the public. The Commissioners discussed placing the same signage restrictions on the permit as were imposed in previous years. Chairman Girondo closed the public hearing.

**Conditional Use Permit – Spencer Guffey for Home Occupation Permit for Mud’s Powerwashing** – Chairman Girondo opened the hearing on a request from Spencer Guffey for a home occupation permit at 806 Legolas Lane for his business, Mud’s Powerwashing. Mr. Guffey said the business operates from April through October. All equipment and the trailer will be stored in the garage, and nothing will be stored outside, he said. The residence will serve as an office location for the business, Mr. Guffey said. There were no comments from the public. Chairman Girondo closed the public hearing.

**Rezoning Application – Quail Run Properties LLC Rezoning on Highway J from “M-1” Light Industrial to “MR-2” Multi-Family** – Mr. Collier of Quail Run Properties said he is seeking rezoning of the 17-acre tract to allow him to construct a 200-unit apartment complex. Each three-story building would consist of 18 units, he said. Seventy percent of the units would be two bedroom, twenty percent one bedroom and 10 percent three bedroom, he said. The units would be located on the western side of the property and the tree line would be left as a buffer on

the east side of the property, he said. Mr. Collier said his company will be the builder, owner and manager of the complex, and a manager will be located on site when the facility opens. Mr. Harper, a resident of Forest Lake Subdivision, told the Commissioners he objected to the rezoning and did not want an apartment complex located in his backyard. He also suggested the City should make certain the lift station in the area is up to par. Chairman Girondo closed the public hearing.

### **Approval of Minutes**

Mayor Rowden moved and Mr. Lambright seconded the motion to approve the minutes of the March 19, 2018, Planning and Zoning Commission meeting. On voice vote, the motion was approved 6-0.

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

None

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

**DMZ Catering LLC Food Truck Conditional Use** – Mayor Rowden moved and Mr. Hakim seconded the motion to recommend the Board of Aldermen approve a conditional use permit for DMZ Catering LLC to operate a food truck in areas zoned for industrial use only. On voice vote, the motion was approved 6-0.

**Reed’s Rockets Temporary Fireworks Stand Conditional Use** – Mayor Rowden moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen approve a conditional use permit for Reed’s Rockets to operate a temporary fireworks stand at 425 North Service Road West with the standard signage restrictions. On voice vote, the motion was approved 6-0.

**Spencer Guffey of Mud’s Powerwashing Conditional Use for Home Occupation** – Mr. Iannicola moved and Mr. Lambright seconded the motion to recommend the Board of Aldermen approve a conditional use permit for Mud’s Powerwashing for a home occupation at 806 Legolas Lane. On voice vote, the motion was approved 6-0.

**Quail Run Properties LLC Rezoning of 17 Acres on Highway J from “M-1” Light Industrial to “MR-2” Multi-Family** – Mr. Hakim moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen approve the request made by Quail Run Properties LLC and rezone a 17-acre tract on Highway J from “M-1” Light Industrial to “MR-2” Multi-Family. On voice vote, the motion was approved 6-0.

**Amended Record Plat for Gateway West Industrial Centre** – Mayor Rowden moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen approve the Amended Record Plat for Gateway West Industrial Centre. On voice vote, the motion was approved 6-0.

### **Building Official**

**Reports** – Mayor Rowden moved and Mr. Lambright seconded the motion to approve the building report. On voice vote, the motion was approved 6-0.

### **Commission Comments**

Ms. Girondo said Chad Eggen of Boonslick Regional Planning Commission will attend the May workshop to discuss beginning work on the comprehensive plan update. She also said the term of Chairman Girondo on the Commission expires, and there is also a vacant, four-year term on the Commission. Chairman Girondo said he would accept reappointment to the Commission.

Mr. Schuchmann reported on a recent floodplain management seminar he attended presented by FEMA. He said the Commission, Board of Aldermen and city officials should give attention to the floodplain maps and requirements when considering new development in the City.

**Adjournment**

Mayor Rowden moved and Mr. Lambright seconded the motion to adjourn the meeting. On voice vote, the motion was approved 6-0.

Approved: \_\_\_\_\_

Attested: \_\_\_\_\_