

**City of Wright City
Planning and Zoning Commission Meeting
Tuesday, February 20, 2018**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Tuesday, February 20, 2018, at the Wright City City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

Commission members present were Mayor Dan Rowden, Chairman Tony Girondo, Ramiz Hakim, Joseph Iannicola, Kerry Lambright and Thomas Uhl. City staff present were City Clerk Karen Girondo and Project Manager James Schuchmann. Also present were James Toothman, Nick Davis and Shane Edgar

Call Meeting to Order

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

Public Comments/Concerns

None

Public Hearing

None

Approval of Minutes

Mayor Rowden moved and Mr. Iannicola seconded the motion to approve the minutes of the December 18, 2017, Planning and Zoning Commission meeting. On voice vote, the motion was approved 6-0.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Update – Ms. Girondo said work on the comprehensive plan update will not begin until after the April 3 municipal election.

New Business/Recommendations to the Board of Aldermen

Gateway West Industrial Centre Re-subdivision Plat – Ms. Girondo said officials seeking a re-subdivision of the Gateway West Industrial Centre were unable to attend the meeting and asked the Commission to delay consideration of the proposal. Mayor Rowden moved and Mr. Hakim seconded the motion to place the Gateway West Industrial Centre Re-subdivision Plat on the Commission's March 19 meeting agenda. On voice vote, the motion was approved 6-0.

Development of the Spec Building Lot – Ms. Girondo introduced Mr. Davis of Tiger Boat Docks. Mr. Davis said his company has signed a contract to purchase the spec building located at

35 Cooperative Way in the Gateway West Industrial Centre with plans to re-locate its design, construction and installation company from O’Fallon to Wright City. The company has agreed to install a sprinkler system in the building at a cost of \$140,000.00 and to install a fire hydrant on the property to meet fire department requirements, he said. Mr. Davis said his company is seeking an exemption from the City to immediately install a hard surface on the north and side of the building. He said this area will be fenced and will be used for storage by the company. Estimated cost to pave the area is \$50,000.00, and he asked the City to waive the hard surface requirement for five years and allow the company to gravel the area. The fire department has agreed to a five-year waiver, he said. Mayor Rowden moved to table the request from Tiger Boat Docks to allow officials to discuss the matter with the City’s legal advisor and building inspector. Upon further discussion, Mayor Rowden withdrew the motion. Chairman Girondo moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen waive the hard surface requirement for the fenced area of the lot on the north and south side of the building for five years upon review of the proposal by the city attorney. On voice vote, the motion was approved 5-0. Mr. Hakim abstained from the vote.

Building Official

Reports – Mayor Rowden moved and Mr. Iannicola seconded the motion to approve the December 2017 and January 2018 building reports. On voice vote, the motion was approved 6-0.

Commission Comments

Mayor Rowden said the Board of Aldermen is encouraging city residents to attend an informational meeting February 27 regarding Proposition U and the proposed sale of the City’s water and sewage systems to Public Water Supply District No. 2 of St. Charles County. The meeting will be held at the Heiliger Activity Building at Diekroeger Park. Mr. Iannicola suggested the City post a sign about the meeting at the park.

Adjournment

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

Approved: _____

Attested: _____