

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, March 18, 2019**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, March 18, 2019, at the Wright City City Hall, 636 Westwoods Road, Wright City, Missouri.

Commission members present were Mayor Dan Rowden, Commission Chairman Tony Girondo, Ramiz Hakim, Kerry Lambright and Scott Schroeder. Absent members were Joseph Iannicola and Thomas Uhl. Also present were City Clerk Karen Girondo, City Administrator James Schuchmann, Abbie Ogborn, Jeff Merkel, Bill Livingston, Rich Hargis and Ruthie Jayne.

**Call Meeting to Order**

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

**Public Hearing**

None

**Approval of Minutes**

Mr. Lambright moved and Mr. Schroeder seconded the motion to approve the minutes of the February 19, 2019, Commission meeting. On voice vote, the motion was approved 5-0.

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

None

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

**Site Plan/Parking at 421 West Second Street North** – Mr. Merkel told the Commission the parking plan for the real estate business he plans to open at this site is cost prohibitive and will not provide easy access for visitors to his building. To comply with existing City codes, parking for the site must be located east of the existing structure. Mr. Merkel asked the Commission to consider a variance or revise the ordinance and allow him to construct five parking spaces in front of the building and to use 50 percent of the City's right-of-way for a circle driveway for the parking area. Commissioners expressed concerns about allowing the business to use the City's right-of-way, the lack of green space in front of the building and the size of the parking spaces and drive. Mr. Lambright moved and Mr. Hakim seconded the motion to table the request until the April Commission meeting and request the city attorney and city building inspector review the proposal. On voice vote, the motion was approved 5-0.

**Re-Subdivision of Property on Hat Trick Lane** – Mr. Hargis of Negwer Investments, LLC of Ferguson said he is purchasing a portion of Lot A on Hat Trick Lane now owned by Joseph

Prenger and requests the City approve the subdivision of the lot. Mr. Lambright moved and Mr. Hakim seconded the motion to approve the subdivision of Lot A upon review by the City Administrator. On voice vote, the motion was approved 5-0.

**Cul-de-sac Changes** – Mr. Schuchmann explained changes needed to the City’s cul-de-sac requirements to comply with new regulations and fire codes. Mayor Rowden moved and Mr. Schroeder seconded the motion to conduct a public hearing on the proposed changes at 6 p.m. April 15, 2019. On voice vote, the motion was approved 5-0.

**Building Official**

**Reports** – Mayor Rowden moved and Mr. Hakim seconded the motion to approve the building report. On voice vote, the motion was approved 5-0.

**Commission Comments**

Mayor Rowden announced the monthly Board of Aldermen and Planning and Zoning Commission Workshop will be held on April 3 rather than April 1, 2019.

**Adjournment**

Mayor Rowden moved and Mr. Lambright seconded the motion to adjourn the meeting. On voice vote, the motion was approved 5-0.

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

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