

**City of Wright City
Planning and Zoning Commission Meeting
Monday, April 15, 2019**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, April 15, 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, Scott Schroeder and Thomas Uhl. Absent was Joseph Iannicola. Also present were City Clerk Karen Girondo, City Administrator James Schuchmann, Abbie Ogborn, Kermit Parsons, Donald Reed and Rachel Hakim.

Call Meeting to Order

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

Public Comments/Concerns

None

Public Hearing

Conditional Use 100 Chestnut Ridge – Mr. Girondo opened the hearing on a conditional use permit application filed by Kermit Parsons to operate an online business in the basement of his residence at 100 Chestnut Ridge Drive. Mr. Parsons said he is seeking a home occupation permit to make engraved items in the basement of his home and sell the products online. He said the business, Kermit’s Kustoms LLC, will create no noise and all products will be shipped via Federal Express or UPS. There being no comments from the public, Mr. Girondo closed the hearing.

Conditional Use Reed’s Rockets – Mr. Girondo opened the hearing on a conditional use permit application filed by Donald Reed of Reed’s Rockets Fireworks to operate a temporary fireworks stand at 425 North Service Road. Mr. Reed said the stand will be operated the same as the past and all signage will be the same. There being no comments from the public, Mr. Girondo closed the hearing.

Zoning Change Chapter 455 Section 455.180 and 455.380 – Mr. Girondo opened the hearing on a proposal to amend Sections 455.180 and 455.380 of the municipal code regarding cul-de-sac requirements. There being no comments from the public, Mr. Girondo closed the hearing.

Conditional Use 313 Late Harvest Drive – Mr. Girondo opened the hearing on a conditional use permit application filed by Rachel Hakim to operate an online clothing boutique in her residence at 313 Late Harvest Drive. Ms. Hakim said she is seeking a home occupation permit for her business Leila Rose Clothes. The garage and basement of the residence will be used for storage and office space. She said all sales of women’s apparel and accessories will be online. Shipments of clothing will arrive at the residence, she said. There being no comments from the public, Mr. Girondo closed the hearing.

Approval of Minutes

Mr. Lambright moved and Mayor Rowden seconded the motion to approve the minutes of the March 18, 2019, Planning and Zoning 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

Conditional Use 100 Chestnut Ridge – Mayor Rowden moved and Mr. Hakim seconded the motion to approve a conditional use permit for a home occupation for Kermit Parsons to operate Kermit’s Kustoms LLC at 100 Chestnut Ridge and to recommend the Board of Aldermen approve the permit. On voice vote, the motion was approved 5-0.

Conditional Use Reed’s Rockets – Mayor Rowden moved and Mr. Hakim seconded the motion to approve a conditional use permit for Donald Reed to operate a temporary fireworks stand for Reed’s Rockets at 425 North Service Road West and to recommend the Board of Aldermen approve the permit with the same sign regulations as previous years. On voice vote, the motion was approved 5-0.

Zoning Change Chapter 455 Sections 455.180 and 455.380 – Mr. Lambright moved and Mayor Rowden seconded the motion to recommend the Board of Aldermen approve changes to Sections 455.180 and 455.380 of the city code regarding cul-de-sac requirements. On voice vote, the motion was approved 5-0.

Conditional Use 313 Late Harvest Drive – Mayor Rowden moved and Mr. Uhl seconded the motion to approve a conditional use permit for a home occupation for Rachel Hakim to operate Leila Rose Clothes at 313 Late Harvest Drive and to recommend the Board of Aldermen approve the permit. On voice vote, the motion was approved 4-0. Mr. Hakim abstained.

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 said city officials are gathering information on regulations that can be adopted regarding medical marijuana dispensaries. Any regulations must be passed by June 1, he said.

Adjournment

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

Approved: _____

Attested: _____