

**City of Wright City
Planning and Zoning Commission Meeting
Monday, June 17, 2019**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, June 17, 2019, at the Wright City City Hall, 636 Westwoods Road, Wright City, Missouri.

Commission members present were Mayor Dan Rowden, Commission Chairman Tony Girono, Joseph Iannicola, Kerry Lambright and Thomas Uhl. City staff present were City Clerk Karen Girono, City Administrator James Schuchmann and Abbie Ogborn. Also present were Angela Blackstun, Alisa Farrell and Joe Cusumano.

Call Meeting to Order

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

Public Comments/Concerns

None

Public Hearing

Osage Fund LLC Zoning Change Ag-1 to “PDA” – Mr. Girono opened the hearing on an application filed by Osage Fund, LLC to rezone approximately 40 acres at Bell Road and Westwoods Road from AG-1 to Planning Development Area. Ms. Blackstun, a resident of 146 Quail Creek Drive, said she was concerned about the potential highway noise that could exist with commercial development of the property, and the effect the development may have on wildlife. Mr. Cusumano, a resident of 158 Quail Creek Drive, said he would like the natural buffer of trees and shrubs that now exists between the site and the Quail Creek Subdivision to be preserved. He also asked if a retention pond is planned. Commission members said these matters would be determined when any plans for development of the property are designed. Hearing no further comment, Mr. Girono closed the hearing.

Conditional Use for Home Occupation at 509 Wild Oats Drive – Mr. Girono opened the hearing regarding an application filed by Gregory Savoie seeking a conditional use permit to operate a home office for his business GRS Logistics, LLC at 509 Wild Oats Drive. Hearing no comments from the public, Mr. Girono closed the hearing.

Approval of Minutes

Mayor Rowden moved and Mr. Iannicola seconded the motion to approve the minutes of the May 20, 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

Osage Fund LLC Zoning Change – Mayor Rowden moved and Mr. Uhl seconded the motion to recommend the Board of Aldermen approve an application filed by Osage Fund, LLC to rezone property located at Bell and Westwoods Road from AG-1 to “PDA” Planned Development Area. On voice vote, the motion was approved 5-0. The Commission instructed Ms. Girondo to send a letter to legal counsel for Osage Fund, LLC describing the concerns raised by residents of Quail Creek Subdivision.

Conditional Use Permit Home Occupation at 509 Wild Oats Drive – Mayor Rowden moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen issue a conditional use permit to Gregory Savoie to operate a home office for his business at 509 Wild Oats Drive with the stipulation that no commercial vehicles can be parked at the residence. On voice vote, the motion was approved 5-0.

Subdivision Plat Changes – Mr. Girondo moved and Mayor Rowden seconded the motion to recommend the Board of Aldermen approve changes to the subdivision ordinance and application. On voice vote, the motion was approved 5-0.

Building Official

Report – Mr. Lambright moved and Mr. Iannicola seconded the motion to accept the building official’s report. On voice vote, the motion was approved 5-0.

Commission Comments

None

Adjournment

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

Approved: _____

Attested: _____