

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, August 19, 2019**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, August 19, 2019, at the Wright City City Hall, 636 Westwoods Road, Wright City, Missouri.

Commission members present were Mayor Dan Rowden, Commission Chairman Tony Gironde, Ramiz Hakim, Joseph Iannicola, Kerry Lambright and Thomas Uhl. City staff present were City Clerk Karen Gironde, City Administrator James Schuchmann and Abbie Ogborn. Also present were Jay and Teresa Holladay, Alisa Farrell, Jim Buehrig and Bob Fitzgerald.

Chairman Gironde called the meeting to order.

**Public Comments/Concerns**

Mr. and Mrs. Holladay said they reside at 438 West North Second Street and are considering purchasing 424 West North Second Street and would like to renovate and add on to the residences on both properties. Under the City's current zoning regulations, the area is zoned for commercial use and residences are non-conforming uses in such zones and no modifications are permitted. Commission members told the Holladays they will look into the matter and speak with the City's attorney and inquire what options are available to allow renovations to the residences.

**Public Hearing**

**Amend the Municipal Code** - Amending Section 405.090 to add certain definitions, Section 435.110 – "M-2 Heavy Industrial District" and Section 410.020 "permitted land uses and developments" by adding new regulations pertaining to industrial hemp cultivation. Mr. Gironde opened the public hearing. There being no comments from the public, Mayor Rowden moved and Mr. Hakim seconded the motion to close the public hearing. On voice vote, the motion was approved 6-0.

**Conditional Use Permit for Home Occupation at 147 Quail Creek Drive** – Ms. Farrell said she is seeking a conditional use permit to operate a home office for an auto glass company. The office will consist of a computer and telephone and the residence will serve as the business address of the company, she said. There being no comments from the public, Mr. Hakim moved and Mr. Iannicola seconded the motion to close the public hearing. On voice vote, the motion was approved 6-0.

**Approval of Minutes**

Mr. Lambright moved and Mr. Hakim seconded the motion to approve the minutes of the July 15, 2019, 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**

**Review Ordinance for Changing Section 435.110 and 410.020** – Mayor Rowden moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen approve the proposed changes to Sections 435.110 410.020. On voice vote, the motion was approved 6-0.

**Conditional Use Permit for Home Occupation at 247 Quail Creek Drive** – Mr. Hakim moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen issue a conditional use permit to Alisa Farrell to operate an office for an auto glass company at 247 Quail Creek Drive. On voice vote, the motion was approved 6-0.

**Building Official**

Mayor Rowden moved and Mr. Hakim seconded the motion to approve the building official’s report. On voice vote, the motion was approved 6-0.

**Commission Comments**

None

**Adjournment**

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

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

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