

**City of Wright City
Planning and Zoning Commission Meeting
Monday, April 20, 2020
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, April 20, 2020 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, Scott Schroeder, Thomas Uhl, Angela Blackstun and Kerry Lambright. Mr. Hakim and Mr. Uhl attended the meeting via Zoom and their images were available on the screen. City Staff present were City Administrator James Schuchmann and City Clerk Abbie Ogborn. Mike Reardon, Sean Ackley, and Adam Pollard attended the meeting via Zoom. Adam Rollins with the Warren County Record was present in person.

Call Meeting to Order

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

Public Comments/Concerns

Mr. Schuchmann said there were no hands raised or comments made online.

Public Hearing

Conditional Use Permit for Home Occupation at 97 N Circle Drive – Mr. Girondo opened the hearing on a conditional use permit application filed by Dennis Novel to operate an online business in his residence at 97 N Circle Drive. Mr. Novel stated in his application that no traffic will be coming to and from the home. Mr. Novel was not a participant in the meeting and there being no comments or hands raised from the public, Mr. Girondo closed the public hearing.

Senior Living Facilities – Amending Chapter 440 “PDA” – Mr. Girondo opened the hearing on a proposal to amend Chapter 440 of the municipal code regarding “PDA” – Planned Development Area. Mr. Schuchmann stated this pertains to creating a section in Chapter 440 that addresses senior living facilities and allows a denser usage and explained the additions and changes to the section for the Commission and those viewing online. Mr. Uhl asked if the Commission changed the limit to 1.25 parking spaces at a prior meeting and was corrected to 1.5. Mr. Schuchmann asked Mr. Uhl to remember that for later when the Commission goes to approve. There being no comments or questions by the public, Mr. Girondo closed the public hearing.

Rezoning “MR-2” to “PDA” Planned Development Area – Mr. Girondo opened the hearing on a proposal to rezone a track of land from “MR-2” to “PDA”. Mr. Schuchmann said this pertains to the 2.27 acres located directly north of Dollar General and south of the Brookview Apartments. Mr. Reardon presented a plan for the development that had a 6-foot wood fence that ran along most of the North and South sides of the complex. Mayor Rowden asked if the fence on the North side of the property could extend to the west property line. Mr. Reardon said he can make that change to go all the way to the property line. There being no comments from the public, Mr. Girondo closed the public hearing.

Conditional Use Permit for Reed’s Rocket’s Firework Stand – Mr. Girondo opened the hearing on a conditional use permit application filed by Donnie Reed to operate a temporary firework stand at 425 N Service Road West. Mr. Girondo said Mr. Reed has been doing this for several years and the City did not receive any complaints last year. Mayor Rowden added that he complies with signage, directional signs, and other regulations. There being no comments from the public, Mr. Girondo closed the public hearing.

Conditional Use Permit for Medical Marijuana Dispensary – Mayor Rowden said this item will need to be tabled to a further date by the applicants request as they did not have all the required paperwork for the meeting this evening.

Conditional Use Permit for Meramec Specialty Firework Stand – Mr. Girondo opened the hearing on a conditional use permit application filed by Thomas Dixon with Meramec Specialty to operate a temporary firework stand at 209 East Service Road North. Mr. Girondo stated they have been with the City for many years. Mayor Rowden added they always comply with signage and directional signs as well. There being no comments from the public, Mr. Girondo close the public hearing.

Approval of Minutes

Mayor Rowden moved and Mr. Schroeder seconded the motion to approve the minutes of the February 18, 2020, 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

Joey Prenger property on Veterans Memorial Parkway – Mr. Schuchmann said Mr. Prenger’s plan is to put storage units on the south side of the property leaving the north side open to potential highway business. Mayor Rowden moved and Mr. Schroeder seconded the motion to recommend the Board of Aldermen approve the site plan., Kerry Lambright abstained from voting. On voice vote, the motion was approved 5-0 with one abstention.

Senior Living Facilities – Amending Chapter 440 “PDA” – Mr. Schroeder moved, and Mr. Lambright seconded the motion to Amend Chapter 440 with the change of 1.5 parking spaces per unit and recommend the Board of Alderman approve amended Chapter 440. On voice vote, the motion was approved 6-0.

Rezoning “MR-2” to “PDA” Planned Development Area – Mr. Schuchmann said now that the “PDA” exists in the code you can recommend approval of the zoning change. Mr. Lambright moved, and Mr. Schroeder seconded the motion to recommend the Board of Alderman approve the zoning change. On voice vote, the motion as approved 6-0.

Conditional Use Permit for Home Occupancy at 97 N Circle Drive – Mr. Lambright moved, and Ms. Blackstun seconded the motion to recommend the Board of Aldermen approve the Conditional Use Permit for Dennis Novel to operate an online business from his home according to the information given by applicant. On voice vote, the motion was approved 6-0.

Conditional Use Permit for Reed’s Rocket’s Firework Stand – Mr. Schroeder moved, and Ms. Blackstun seconded the motion to approve the 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. On voice vote, the motion was approved 6-0.

Conditional Use Permit for a Medical Marijuana Dispensary –Mr. Schroeder moved, and Ms. Blackstun seconded the motion to table the conditional use permit at applicant’s request.

Conditional Use Permit for Meramec Specialty Firework Stand – Mayor Rowden moved and Mr. Lambright seconded the motion to approve the conditional use permit for Meramec Specialty to operate a temporary fireworks stand at 209 East Service Road North and to recommend the Board of Alderman approve the permit. On voice vote, the motion was approved 6-0.

Adam Pollard – The Broadstone Apartments – Adam Pollard representing Pollard Properties, approached the commission for feedback on his proposed 32, 1-bedroom unit addition on the adjacent lot of Broadstone Apartments. Mayor Rowden mentioned the density issue will still need to be addressed and that the only way around it would be to zone as “PDA”. After discussion between the Commission and Mr. Pollard this item was tabled until the City could seek legal counsel and further review.

Building Official

Reports – February & March 2020 – Mayor Rowden moved, and Mr. Schroeder seconded the motion to approve the building reports for February and March 2020. On voice vote, the motion was approved 6-0.

Commission Comments

None

Adjournment

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

Approved: _____

Attested: _____