

**City of Wright City
Planning and Zoning Commission Meeting
Monday, May 18, 2020
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, May 18, 2020 at the Wright City City Hall, 636 Westwoods Road, Wright City, Missouri.

Commission members present were Mayor Dan Rowden, Commission Chairman Tony Girondo, Thomas Uhl, and Kerry Lambright. City Staff present were City Administrator James Schuchmann and City Clerk Abbie Ogborn. Matt Higginbotham, Gary Ballkenbush and Jeff McMullin attended the meeting via Zoom and their images were available on the screen. Rich Vacha was also present.

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 - Pamir Mountain, LLC – Mr. Girondo opened the hearing on a conditional use permit application filed by Pamir Mountain, LLC to operate an Ice Cream truck within the City limits. Mayor Rowden stated they would need to abide by the policies and sanitation protocols that are in place related to COVID-19. A comment made via Zoom, was concerning the social distancing protocol that is in place. The commission said this is the same as ordering carry out from a restaurant. There being no additional comments or hands raised from the public, Mr. Girondo closed the public hearing.

Conditional Use Permit - RJM Equipment Sales, LLC – Mr. Girondo opened the hearing on a conditional use application filed by Rich Vacha to place a directional/informational sign at 4 Highway J advertising his business outside of City limits. Mr. Schuchmann informed Mr. Vacha and the Commission that an informational sign advertising a business outside the City limits can only be on site if attached to the directional sign and that the sign be no larger than 50 sq. ft. There being no additional comments or hands raised from the public, Mr. Girondo closed the public hearing.

Conditional Use Permit - Hall Equipment Company, LLC – Mr. Girondo opened the hearing on a conditional use permit filed by Hall Equipment Company, LLC. Mr. Ballkenbush and Mr. McMullin spoke to the Commission via zoom and is asking to park small compact equipment and hang one informational banner promoting there outside City Limit business at 13480 Veterans Memorial Parkway. Mr. Schuchmann reminded the applicants the sign can be no larger than 50 sq. ft. in a C-4 Zoning. Applicants added this site will be used to demo equipment and advertise their business. All sales will go through their Pontoon Beach location. Their plan is to unload equipment from Veterans Memorial Parkway and there will be no blocking of West 2nd Street North at any time. There being no additional comments or hands raised from the public, Mr. Girondo closed the public hearing.

Conditional Use Permit – Westplex Auto Group, LLC – Mr. Girondo opened the hearing on a conditional use permit filed by Matt Higginbotham with Westplex Auto Group, LLC. Mr. Higginbotham spoke to the Commission via Zoom with his plan to re-pave the lot, rehab the existing building for a show room, office space and use the lot at 13230 Veterans Memorial Parkway to display and sell automobiles. Mr. Higginbotham added that very minor work will be done on the cars at this location he does not want the liability of doing the repairs to cars he will be selling. There being no additional comments or hands raised from the public, Mr. Girondo closed the public hearing.

Approval of Minutes

Mayor Rowden moved and Mr. Lambright seconded the motion to approve the minutes of the April 20, 2020, Commission meeting. On voice vote, the motion was approved 4-0.

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit - Pamir Mountain, LLC – Mayor Rowden moved and Mr. Uhl seconded the motion to recommend the Board of Alderman approve the Conditional Use Permit for Pamir Mountain, LLC to operate an Ice Cream truck within City limits of Wright City as long as the applicant complies with the COVID-19 safety and sanitation regulations that are in place. On voice vote, the motion was approved 4-0.

Conditional Use Permit - RJM Equipment Sales, LLC – Mr. Lambright moved and Mr. Uhl seconded the motion to recommend the Board of Alderman approve the Conditional Use Permit for RJM Equipment Sales, LLC to place a directional/advertising sign at 4 Highway J with the applicants understanding that the sign can be no larger than 50 sq. ft. and that the applicant re-writes this on the application. On voice vote, the motion was approved 4-0.

Conditional Use Permit - Hall Equipment Company, LLC – Mr. Uhl moved and Mr. Lambright seconded the motion to recommend the Board of Alderman approve the Conditional Use Permit for Hall Equipment Company, LLC as presented. The C-4 sign regulation of no larger than 50 sq. ft. needs to apply. On voice vote, the motion was approved 4-0.

Conditional Use Permit – Westplex Auto Group, LLC – Mayor Rowden moved and Mr. Uhl seconded the motion to recommend the Board of Alderman approve the Conditional Use Permit for Westplex Auto Group, LLC as presented. On voice vote, the motion was approved 4-0.

Building Official

Reports – April 2020 – Mayor Rowden moved, and Mr. Lambright seconded the motion to approve the building reports for April 2020. On voice vote, the motion was approved 4-0.

Commission Comments

None

Adjournment

Mayor Rowden moved and Mr. Uhl seconded the motion to adjourn the meeting at 6:38 p.m. On voice vote, the motion was approved 4-0.

Approved: _____

Attested: _____