

**City of Wright City
Planning and Zoning Commission Meeting
Monday, April 19, 2021
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, April 19, 2021 in the auditorium of the City Hall, 636 Westwoods Road, Wright City, Missouri. The meeting was available to attend via Zoom.

Commission members present were Mayor Dan Rowden, Thomas Uhl, Joe Iannicola, Kim Arbuthnot, Nathan Hamilton, and Alderman Kerry Lambright via Zoom. City Staff present were City Administrator James Schuchmann and City Clerk Abbie Ogborn. Other's present were Alderman Michelle Heiliger, Don Andrews, Mary Ann Barley, Renee Jacobi, Phillip Beauchamp and Lacey Martines.

Call Meeting to Order

Mayor Rowden called the meeting to order at 6 p.m.

Public Comments/Concerns

None

Public Hearing

Conditional Use Permit for Meramec Specialty Company (Fireworks City) – Mayor Rowden opened the hearing on a conditional use permit application filed by Thomas Dixon, to operate a temporary firework stand at 209 E. Service Road N. There being no comments from the public, Mayor Rowden closed the public hearing.

Conditional Use Permit for Bigfoot Fireworks – Mayor Rowden opened the hearing on a conditional use permit application filed by Renee Jacobi, to operate a temporary firework stand at 277 E. Service Road N. Mr. Schuchmann stated that sign regulations will need to be met. There being no other comments or questions by the public, Mayor Rowden closed the public hearing.

Conditional Use Permit for Champs Home & Lawn Services, LLC – Mayor Rowden opened the hearing on a conditional use permit application filed by Phillip Beauchamp to operate a home office for his business at 219 Peregrine Drive. Mr. Beauchamp stated there will be no outside storage at the property. There being no other comments or questions by the public, Mayor Rowden closed the public hearing.

Approval of Minutes

Ms. Arbuthnot moved and Mr. Iannicola seconded the motion to approve the minutes of the March 15, 2021, 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

Conditional Use Permit for Meramec Specialty Company (Fireworks City) – Alderman Lambright moved and Mr. Iannicola seconded the motion to approve the conditional use permit for Thomas Dixon to operate a temporary firework stand at 209 E. Service Road N based on previous performance within the City and to recommend the Board of Aldermen approve the permit. On voice vote, the motion was approved 6-0.

Conditional Use Permit for Bigfoot Fireworks – Ms. Arbuthnot moved and Mr. Hamilton seconded the motion to approve the conditional use permit for Renee Jacobi to operate a temporary firework stand at 277 E. Service Road N. and to recommend the Board of Aldermen approve the permit. On voice vote, the motion was approved 6-0.

Conditional Use Permit for Champs Home & Lawn Services, LLC – Mr. Hamilton moved and Mr. Iannicola seconded the motion to approve the conditional use permit application filed by Phillip Beauchamp to operate a home office for his business at 219 Peregrine Drive and recommend the Board of Aldermen approve the permit. On voice vote, the motion was approved 6-0.

Building Official

March 2021 reports – Aldermen Lambright moved and Ms. Arbuthnot seconded the motion to approve the building reports for March 2021. On voice vote, the motion was approved 6-0.

Commission Comments

Discussion was held regarding a proposed concept for Villas in the Gettysburg Subdivision. No action was taken.

Adjournment

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

Approved: _____

Attested: _____