

**City of Wright City
Planning and Zoning Commission Meeting
Monday, June 21, 2021
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m., Monday, June 21, 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, Commission Chairman Tony Girondo, Thomas Uhl, Joe Iannicola, Kim Arbuthnot, Alderman Michelle Heiliger and Nathan Hamilton. City Staff present were City Administrator James Schuchmann. Other's present were Joshua Riebe – Wright City Fire District, Dale Walterman, Shane Walterman, Rhiannan and Steve Oshia, William Sowers, Chris Dahl, Tim Kavath, Dale Schaper, Kim Faron, Rhonda Mitchell, and Don Andrews.

Call Meeting to Order

Chairman Girondo called the meeting to order at 6:00 p.m.

Public Comments/Concerns

None

Public Hearing

Conditional Use Permit – Brick & Birch Home LLC – Mr. Girondo opened the hearing on a conditional use permit application filed by Kim Faron & Rhonda Mitchell to operate a retail home décor business at 107 North 1st St East. Kim & Rhonda explained their business and what type of items they expect to offer. There being no comments from the public, Mr. Girondo closed the public hearing.

Conditional Use Permit - Outside Storage Site 651 Hutchison Dr. – Mr. Girondo opened the hearing on a conditional use permit application for development of a 5.68 acre outdoor storage site along with creating 2 additional 1.5 – 2 acre C-4 tracts for future development located North of Hutchison Dr, West of First State Community Bank, South of the Wright City Bus Garage, and East of the United Methodist Church.

Shane Walterman explained the site to the board and answered questions regarding the development. They are proposing the site to be a gravel lot. Dale Walterman answered questions regarding storm water and how it would be handled. He would provide more calculations and determine if retention would be needed on site. They expressed concern about the cost of paving the site, The board informed them that pavement is required by code and that the Board of Alderman has previously worked with developers to give more time to meet the paving requirement.

Dale Schaeper, one of the property owners, spoke in support of the project.

There being no other comments or questions by the public, Mr. Girondo closed the public meeting.

Amend Section 425.150 of the Wright City Zoning Code relating to MR-1 Two-Family district, to reduce the side yard setback from ten (10) feet to seven (7) feet.

Mr. Girondo opened the hearing on the proposed amendment to the code. Josh Riebe spoke on the Fire Districts desire to have the code remain at 10 ft setback for fire safety reasons.

There being no other comments or questions by the public, Mr. Girondo closed the public meeting.

Approval of Minutes

Mayor Rowden moved and Mr. Iannicola seconded the motion to approve the minutes of the May 17, 2021, Commission meeting. On voice vote, the motion was approved 7-0.

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – Brick & Birch Home LLC – Kim Arbuthnot moved, and Nathan Hamilton seconded the motion to approve the Conditional Use Permit for Kim Faron & Rhonda Mitchell to operate a retail home décor business at 107 North 1st St East. On voice vote, the motion was approved 7-0.

Conditional Use Permit - Outside Storage Site 651 Hutchison Dr. – Mayor Dan Rowden moved and Joe Iannicola seconded the motion to table to the next meeting the Conditional Use Permit for development of a 5.68 acre outdoor storage site along with creating 2 additional 1.5 – 2 acre C-4 tracts for future development located North of Hutchison Dr, West of First State Community Bank, South of the Wright City Bus Garage, and East of the United Methodist Church pending more information and consideration. On voice vote, the motion was approved 7-0.

Amend Section 425.150 of the Wright City Zoning Code relating to MR-1 Two-Family district, to reduce the side yard setback from ten (10) feet to seven (7) feet.

Alderman Michelle Heiliger moved and Thomas Uhl seconded the motion to recommend denial of the proposed Amendment of Section 425.150 of the Wright City Zoning Code relating to MR-1 Two-Family district. On voice vote, the motion was approved 5 yes, 1 no, 1 abstain (Kim Arbuthnot).

Building Official

May 2021 reports – Mayor Rowden moved and Kim Arbuthnot seconded the motion to approve the building reports for February 2021. On voice vote, the motion was approved 7-0.

Commission Comments

Alderman Heiliger asked the City Administrator to investigate if an existing fence needs a survey to get a Fence permit, Mr. Schuchmann replied that a Site plan is typically required and if the resident does not have a Site plan they may have to resort to a survey to get one. He said he would look into the matter,

Adjournment

Kim Arbuthnot moved and Nathan Hamilton seconded the motion to adjourn the meeting. On voice vote, the motion was approved 7-0.

Approved: _____

Attested: _____