

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

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m., Monday, July 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, Commission Chairman Tony Girondo, Thomas Uhl, Joe Iannicola, Kim Arbuthnot, Alderman Michelle Heiliger and Nathan Hamilton. City Staff present were City Administrator James Schuchmann and City Clerk Abbie Ogborn. Other's present were Tim Kovath, Eric Merchant, Shane Waltermann, Alderman Don Andrews, Dale Schaper, Lauren Logan, and Alderman Ramiz Hakim.

Call Meeting to Order

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

Public Comments/Concerns

Alderman Hakim explained that the Board of Aldermen rejected their recommendation to deny amending the Wright City Zoning Code section 425.150, MR-1 Two-Family district to reduce the side yard set back from ten (10) feet to seven (7) feet and approved the amendment. Alderman Hakim stated the Board did their due diligence and reached out to the fire department on some confusion that may have taken place to make their decision.

Public Hearing

Conditional Use Permit – The Gin Wagon Mobile Bar – Mr. Girondo opened the hearing on a conditional use permit application filed by Lauren Logan to operate a home office at 154 Auburn Drive. Ms. Logan explained her business and stated a trailer may be parked at the residence time to time for repairs, but not permanently. There being no comments from the public, Mr. Girondo closed the public hearing.

Approval of Minutes

Alderman Heiliger moved and Mr. Iannicola seconded the motion to approve the minutes of the June 21, 2021, Commission meeting. On voice vote, the motion was approved 7-0.

Old Business/Recommendations to the Board of Aldermen

Conditional Use Permit - Outside Storage Site 651 Hutchison Dr. – Dale Schaper explained the updated site to the commission and answered questions with the help of Shane Waltermann. They are still proposing the site to be a gravel lot. They expressed concern about the cost of paving the site, The commission 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. Alderman

Heiliger expressed her concern of the location and expressed her idea of box stores in the area. Mr. Schaper explained that businesses like that have not approached him interested in the land. Nathan Hamilton moved and Tony Girondo seconded the motion to approve the conditional use permit application as presented. On voice vote, the motion was approved 5-2.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – The Gin Wagon Mobile Bar – Kim Arbuthnot moved and Nathan Hamilton seconded the motion to approve the Conditional Use Permit for Lauren Logan to operate a home office at 154 Auburn Drive. On voice vote, the motion was approved 7-0.

Commission member terms – Joe Iannicola’s term was up for renewal. Mr. Iannicola stated he would re-serve for another term on the commission. Mr. Girondo informed the commission that April 2022 will be his last meeting.

Elect Chairman – Alderman Heiliger moved and Mayor Rowden second the motion to elect Joe Iannicola as the Chairman. On voice vote, the motion was approved 7-0.

Elect Vice-Chairman – Joe Iannicola moved and Alderman Heiliger seconded the motion to elect Tom Uhl as Vice-Chairman. On voice vote, the motion was approved 7-0.

Elect Secretary – Tony Girondo moved and Alderman Heiliger seconded the motion to elect Kim Arbuthnot as the Secretary. On voice vote, the motion was approved 7-0.

Building Official

June 2021 reports – There were no questions regarding the reports.

Commission Comments

Tony Girondo gave advice to the commission to ask questions. Alderman Heiliger stated that board orientation for new members would be a good asset. Alderman Andrews stated his priority to have good transparency between boards and invited them to attend workshop.

Adjournment

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

Approved: _____

Attested: _____

