

**City of Wright City
Planning and Zoning Commission Meeting
Monday, September 20, 2021
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6:00 p.m., Monday, September 20, 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, Tony Gironde, Thomas Uhl, Kim Arbuthnot, and Alderman Michelle Heiliger. City Staff present were City Administrator James Schuchmann and City Clerk Abbie Ogborn. Other's present were Alderman Don Andrews, Louis Schaper, Brittany and Zak Rody, Mitchell Turpin, and Mitchell Turpin.

Call Meeting to Order

After a quorum was present, Vice Chairman Thomas Uhl called the meeting to order at 6:07 p.m.

Public Comments/Concerns

None.

Public Hearing

Conditional Use Permit – 510 Veterans Memorial Parkway – Mr. Uhl opened the hearing on a conditional use permit application filed by Louie Schaper for construction equipment storage and shop at 510 Veterans Memorial Parkway. Mr. Schaper explained that the equipment would be stored outside of the facility and is only for his personal equipment. Questions were asked relating to water/sewer services and paving of a parking lot. There being no other comments from the public, Mr. Uhl closed the public hearing.

Conditional Use Permit – 100 W 2nd St N, Suite C – Mr. Uhl opened the hearing on a conditional use permit application filed by Brittany Rody for an insurance office at 100 W 2nd St N, Suite C. Ms. Rody stated that after she completes her internship on November 1st, she will be a State Farm Agent, and would like to open a full-time insurance office. There being no other comments from the public, Mr. Uhl closed the public hearing.

Approval of Minutes

Kim Arbuthnot moved and Alderman Heiliger seconded the motion to approve the minutes of the August 16, 2021, Commission meeting. On voice vote, the motion was approved 5-0.

Old Business/Recommendations to the Board of Aldermen

None.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 510 Veterans Memorial Parkway – Mayor Rowden moved and Tony Girondo seconded the motion to recommend approval of the conditional use permit for Louie Schaper to store construction equipment and have a shop at 510 Veterans Memorial Parkway with the condition there is no outdoor storage or long-term outdoor repairs. On voice vote, the motion was approved 5-0.

Conditional Use Permit – 100 W 2nd St N, Suite C - Kim Arbuthnot moved and Alderman Heiliger seconded the motion to recommend approval of the conditional use permit for Brittany Rody to operate an insurance office at 100 W 2nd St N, Suite C as presented. On voice vote, the motion was approved 5-0.

Mitch Turpin – Kerland Subdivision – Mitch Turpin is wanting to rezone 300 S Third Street from SR-3 Single-Family Residential to MR-1 Multi-Family Residential to allow for 16 senior living units. Mr. Schuchmann informed the Commission that they are only to discuss the idea and that no action will be taken. After discussion, the Commission asked for this item to be passed along to the City Attorney for review.

Building Official

August 2021 reports – Mayor Rowden moved and Kim Arbuthnot seconded the motion to approve the reports. On voice vote, the motion was approved 5-0.

Commission Comments

Ms. Ogborn received a call from a gentleman interested in opening a tattoo shop within the C-4 commercial district. Currently, this type of business is not in the list of permitted uses. Mayor Rowden moved and Kim Arbuthnot seconded the motion to review the list of permitted uses at the workshop meeting on October 4th. On voice vote, the motion was approved 5-0.

Tony Girondo stated that he is not in favor of allowing a multi-family zoning within a single-family residential area especially over in the Kerland subdivision. Mr. Girondo’s concern is that over time these units may turn to single owners who then accept anyone to live there. Mr. Schuchmann will speak with the City Attorney regarding the possible verbiage to be placed in the property title.

Adjournment

Kim Arbuthnot moved and Alderman Heiliger seconded the motion to adjourn the meeting. On voice vote, the motion was approved 5-0.

Approved: _____

Attested: _____

