

**City of Wright City
Planning and Zoning Commission Meeting
Tuesday, February 22, 2022
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6:00 p.m. 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 Commission Chairman Joe Iannicola, Mark Brandt, Mayor Michelle Heiliger, Kim Arbuthnot, Tom Uhl, Alderman Nathan Rohr, and Tony Gironde. City Staff present were City Administrator James Schuchmann, City Clerk Abbie Ogborn and Building Inspector Joe Godier. Other's present were Alderman Don Andrews and Alderman Karey Owens.

Call Meeting to Order

Commission Chairman Joe Iannicola called the meeting to order at 6:08 p.m.

Public Comments/Concerns

None

Public Hearing

Conditional Use Permit – 555 Falcons Flight - Mr. Iannicola opened the hearing on a Conditional Use Permit Application from Kathryn Meyer to operate an online clothing boutique at 555 Falcons Flight. The applicant was not present. There being no comments from the public, Mr. Iannicola closed the public hearing.

Amending Chapter 440 PDA - Mr. Iannicola opened the hearing on amending Chapter 440 PDA. Alderman Owens and Mayor Heiliger explained the proposed changes to the Commission. There being no other comments from the public, Mr. Iannicola closed the public hearing.

Approval of Minutes

Mayor Heiliger moved and Kim Arbuthnot seconded the motion to approve the minutes of the January 18, 2022, Commission meeting. On voice vote, the motion was approved 6-0. Tony Gironde abstained.

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 555 Falcons Flight – Mayor Heiliger moved and Alderman Rohr seconded the

motion to table the Conditional Use Permit until the applicant could be present. On voice vote, the motion was approved 7-0.

Amending Chapter 440 PDA – Kim Arbuthnot moved and Tony Girondo seconded the motion to accept the amendments to Chapter 440 PDA as presented. On voice vote, the motion was approved 7-0.

Building Official

January 2022 reports – Kim Arbuthnot moved and Mayor Heiliger seconded the motion to approve the report as presented. On voice vote, the motion was approved 7-0.

Joe Godier was introduced as the Building Inspector to those absent at the January meeting.

Commission Comments

Tony Girondo questioned if As Good As New Auction located by the Police Department had a business license. Mr. Schuchmann stated they are compliant with a Business License and have paved the north side of the property for parking. Mr. Girondo also questioned a property on 4th street that is installing a new garage. Both Mr. Schuchmann and Mr. Godier were aware of the situation and permits were pulled.

Mayor Heiliger is concerned of the parking situation at 399 W 2nd Street where cars are out in the street. Ms. Arbuthnot stated it is very rare that it happens, usually the cars park alongside the sidewalk and building. Mr. Schuchmann stated the owner is aware a parking lot is required and it will be installed when the weather breaks.

The Commission was made aware of a pre-liminary plat for Alder Creek that was submitted to the city.

Discussion was held on possible amendments to the SR-3 and SR-4 residential zoning codes to prevent issues occurring in established subdivisions in future developments.

Joe Iannicola moved and Mayor Heiliger seconded the motion for the Board of Aldermen to consider the proposed code changes and to order the publishing of notices for the holding of public hearings to make amendments to the zoning code.

Adjournment

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

Approved: _____

Attested: _____

