

City of Wright City
Planning and Zoning Commission Meeting
Monday, March 21, 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, Mayor Michelle Heiliger, Kim Arbuthnot, Tom Uhl, Nathan Hamilton, and Tony Girondo. City Staff present were City Administrator James Schuchmann, and City Clerk Abbie Ogborn. Other's present were Jeff McMullin, Curtis and Shannan Reel, Alderman Ramiz Hakim, and Alderman Karey Owens.

Call Meeting to Order

Commission Chairman Joe Iannicola called the meeting to order at 6:00 p.m.

Approval of Minutes

Kim Arbuthnot moved and Nathan Hamilton seconded the motion to approve the minutes of the February 22, 2022, Commission meeting. On voice vote, the motion was approved 6-0.

Public Comments/Concerns

None

Public Hearing

Conditional Use Permit – 13480 Veterans Memorial Parkway - Mr. Iannicola opened the hearing on a Conditional Use Permit Application from Curtis and Shannon Reel to operate an equipment rental and sales business at 13480 Veterans Memorial Parkway. Shannon and Curtis presented their business idea to the Commission to have tract equipment rental and sales for now and in the future, lease a section of the property for trailer sales. The Reel's plan to open around June 2022 and place a temporary office on site. Discussion was held of the paved lot requirements for customers and employees but could use a gravel lot for tract equipment. There being no additional comments from the public, Mr. Iannicola closed the public hearing.

Amend Chapter 410 - Mr. Iannicola opened the hearing on amending Chapter 410. The Commission discussed the proposed amendments and made the following changes: Sidewalks are required on one (1) side of the street, the same side with fire hydrants, Developers may "Opt-out" of the green space requirement by contributing five hundred dollars (\$500.00) per developed lot, A two hundred (200) foot long Drop lane and a two hundred (200) foot long Acceleration lane will be installed in this dedicated area, on minor and dead-end streets, parking shall only be permitted on one (1) side of the street, opposite side from the fire hydrants, on cul-de-sac streets, parking shall only be permitted on one (1) side of the street, opposite side from the fire hydrants. There being no other comments from the public, Mr. Iannicola closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 535 Falcons Flight – Due to the applicant not being present, no action was taken on the application presented.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 13480 Veterans Memorial Parkway – Mayor Heiliger moved and Kim Arbuthnot seconded the motion to approve the Conditional Use Permit with the understanding for a parking lot to be installed for employees and customers and to allow for outdoor storage of track equipment on a gravel surface. On voice vote, the motion was approved 6-0.

Amend Chapter 410 – Kim Arbuthnot moved and Tony Girondo seconded the motion to accept the amendments to Chapter 410 with the following proposed changes: Sidewalks are required on one (1) side of the street, the same side with fire hydrants, Developers may “Opt-out” of the green space requirement by contributing five hundred dollars (\$500.00) per developed lot, A two hundred (200) foot long Drop lane and a two hundred (200) foot long Acceleration lane will be installed in this dedicated area, on minor and dead-end streets, parking shall only be permitted on one (1) side of the street, opposite side from the fire hydrants, on cul-de-sac streets, parking shall only be permitted on one (1) side of the street, opposite side from the fire hydrants. On voice vote, the motion was approved 7-0.

C-5 Downtown District Boundaries – Mr. Schuchmann proposed the idea of expanding the C-5 district to encompass a section of residential housing to the east of the current C-5 district that is zoned as C-4 commercial. The reason being, is if homes within the C-4 commercial district become 50% damaged, they can't be rebuilt. That property would automatically become commercial. By establishing the C-5 zoning, residents could rebuild their homes because C-5 allows for both commercial and residential properties. The Commission unanimously agreed for the Board of Aldermen to consider holding a public hearing on the C-5 Downtown District expansion.

Building Official

February 2022 reports – Kim Arbuthnot moved and Nathan Hamilton seconded the motion to approve the report as presented. On voice vote, the motion was approved 6-0.

Commission Comments

None

Adjournment

Nathan Hamilton moved and Kim Arbuthnot seconded the motion to adjourn the meeting. On voice vote, the motion was approved 6-0.

Approved: _____

Attested: _____