

**City of Wright City
Planning and Zoning Commission Meeting
Monday, September 17, 2018**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, September 17, 2018, at the Wright City City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

Commission members present were Mayor Dan Rowden, Chairman Tony Girondo, Ramiz Hakim, Joseph Iannicola, Kerry Lambright and Thomas Uhl. Also present were City Clerk Karen Girondo, Project Manager James Schuchmann, Brandon Kurtz of Lewis-Bade, Inc. and Rob Hamlin.

Call Meeting to Order

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

Public Comments/Concerns

Mr. Hamlin notified the Commission of his concerns regarding Lot 17 in Spring Lakes subdivision and said he believes the construction on the lot is too close to the lake.

Public Hearing

Chairman Girondo opened the public hearing on proposed changes to the City's ordinance governing signs. There being no comments, Chairman Girondo closed the public hearing.

Approval of Minutes

Mr. Uhl moved and Mr. Iannicola seconded the motion to approve the minutes of the August 20, 2018, Board of Aldermen meeting. On voice vote, the motion was approved 6-0.

Old Business/Recommendations to Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Recommendation to Board of Alderman on Zoning Change Signs – Mayor Rowden moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen approve changes to the sign regulations in C-5 zoning districts increasing the maximum width of signs to twenty feet and the maximum sign area to four hundred and eighty feet. On voice vote, the motion was approved 6-0.

84 Beretta Court – Ms. Girondo said an error was made in 2002 regarding the setback lines on some lots on Beretta Court, and, at the time, the Planning and Zoning Commission approved new setback lines for the lots in question. One of the lots, 84 Beretta Court, was omitted from the list, and the owner of the lot is seeking a variance. The variance must be presented to the Board of Adjustment, she said. Mayor Rowden moved and Mr. Lambright seconded the motion recommending the issue regarding 84 Beretta Court be submitted to the Board of Adjustment. On voice vote, the motion was approved 6-0.

Cannon Builders Plat 6 – Mr. Kurtz presented plans for Plat Six of Gettysburg Commons, and said it includes 34 lots. Mr. Hakim moved to recommend the Board of Aldermen approve Plat Six of Gettysburg Commons. Mr. Schuchmann said he had reviewed the drawings and has concerns

regarding the cul-de-sacs and the likelihood of storm water issues and street creep. He also questioned whether snow plows could get through the cul-de-sac areas. It was also noted the plans have only one egress and ingress. Commission members suggested the plans be resubmitted to address the concerns raised. Mr. Hakim's motion died for lack of a second.

Building Official

Reports – Mayor Rowden moved and Mr. Hakim seconded the motion to approve the building report. On voice vote, the motion was approved 6-0.

Adjournment

Mr. Lambright moved and Mayor Rowden seconded the motion to adjourn the meeting. On voice vote, the motion was approved 6-0.

Approved: _____

Attested: _____