

**City of Wright City  
Planning and Zoning Commission Meeting  
Tuesday, January 22, 2019**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Tuesday, January 22, 2019, at the Wright City City Hall, 636 Westwoods Road, Wright City, Missouri.

Commission members present were Mayor Dan Rowden, Commission Chairman Tony Girondo, Ramiz Hakim, Joseph Iannicola and Thomas Uhl. Commission members Kerry Lambright and Scott Schroeder were absent. Also present were City Clerk Karen Girondo, City Administrator James Schuchmann, Jack Skierczynski and Bo Skierczynski of More Than Reality, Adam Stone and Sameer Juma.

**Call Meeting to Order**

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

**Public Comments/Concerns**

None

**Public Hearing**

**Conditional Use Permit for Equipment Rental at 100 North Elm** – Mr. Girondo opened the public hearing on a commercial conditional use permit application submitted by Adam Stone of Spanish Lake to operate an equipment rental business at 100 North Elm Street. Mr. Stone said he proposes to rent trailers and trucks from the property owned by Mr. Juma. Ms. Girondo said she received correspondence from an adjoining property owner who expressed concerns about the storage of the trucks and trailers on the property and that the equipment be contained within the property line and not be permitted to encroach on adjoining property. The property owner also suggested Mr. Stone be required to store the equipment in a neat and orderly fashion. Hearing no comments from the public, Mr. Girondo closed the public hearing.

**Approval of Minutes**

Mayor Rowden moved and Mr. Hakim seconded the motion to approve the minutes of the December 17, 2018 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**

**Lot 7 Gateway Site Plan** – Jack Skierczynski presented a site plan to erect a 50’x75’ building on Lot 7 of the Gateway Industrial Park. He said his company manufactures prototypes for businesses and will have up to four employees. Mr. Schuchmann said some of the lot is located within the flood plain, and the necessary certificates are required for any construction. Mr. Uhl moved and Mayor Rowden seconded the motion to recommend the Board of Aldermen approve the site plan for Lot 7 of the Gateway Industrial Park. On voice vote, the motion was approved 5-0.

**Recommendation to Board of Aldermen on Conditional Use Permit** – Mr. Iannicola moved and Mr. Uhl seconded the motion to recommend the Board of Aldermen approve a conditional use permit for Adam Stone to operate an equipment rental business at 100 North Elm Street with the conditions that no more than two trailers and two trucks can be housed at the site, and the trailers and vehicles must be parked by the side of the building on the lot. On voice vote, the motion was approved 5-0.

**Building Official**

**Reports** – Mayor Rowden moved and Mr. Iannicola seconded the motion to approve the building report. On voice vote, the motion was approved 5-0.

**Commission Comments**

None

**Adjournment**

Mr. Iannicola moved and Mr. Hakim seconded the motion to adjourn the meeting. On voice vote, the motion was approved 5-0.

Approved: \_\_\_\_\_

Attested: \_\_\_\_\_