

**City of Wright City
Planning and Zoning Commission Meeting
Monday, November 18, 2019**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m. Monday, November 18, 2019, at the Wright City City Hall, 636 Westwoods Road, Wright City, Missouri.

Commission members present were Mayor Dan Rowden, Commission Chairman Tony Girondo, Joseph Iannicola, Kerry Lambright, Scott Schroeder and Thomas Uhl. Commission members absent were Angela Blackstun and Ramiz Hakim. City staff present were City Clerk Karen Girondo, City Administrator James Schuchmann and Abbie Ogborn. Others present were Chad Eggen and Krishna Kunapareddy, both of Boonslick Regional Planning Commission and Rich Hargis.

Call Meeting to Order

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

Public Comments/Concerns

None

Public Hearing

“SR-4” Single Family Residential and “MR-1” and “MR-2” Multi-Family Residential – Chairman Girondo opened the hearing on the proposed changes to the City’s zoning code. There being no comments from the public, Chairman Girondo closed the public hearing.

Approval of Minutes

Mr. Schroeder moved and Mr. Iannicola seconded the motion to approve the minutes of the October 21, 2019, Planning and Zoning Commission meeting. On voice vote, the motion was approved 6-0.

Old Business/Recommendations to the Board of Aldermen

Comprehensive Plan Map – Ms. Kunapareddy discussed development of the comprehensive plan and said she needs some information from the City to complete the plan, including historical background and what city officials believe the transportation needs will be in the next 10 to 15 years including development of overpasses at Stringtown Road and Stracks Church Road, establishment of a north-south corridor and widening of Bell Road and Roelker Road. She asked the Commission to place the comprehensive plan on its January 21 meeting.

New Business/Recommendations to the Board of Aldermen

“SR-4” Single Family Residential – Mr. Schroeder moved and Mr. Iannicola seconded the motion to recommend the Board of Aldermen approve the “SR-4” Single Family Residential zoning district as presented. On voice vote, the motion was approved 6-0.

“MR-1” and “MR-2” Multi Family Residential – Mr. Schoreder moved and Mayor Rowden seconded the motion to recommend the Board of Aldermen approve the “MR-1” and “MR-2” multi family residential zoning districts as presented. On voice vote, the motion was approved 6-0.

Subdivision of Property Hat Trick Lane – Mr. Hargis discussed a proposal to move a property line on Hat Trick Lane. Commissioners said more information and a plan is needed before a decision can be made. Mr. Lambright moved and Mr. Schroeder seconded the motion to table the matter. On voice vote, the motion was approved 6-0.

Building Official

Reports – Mr. Lambright moved and Mr. Uhl seconded the motion to approve the building official’s report. On voice vote, the motion was approved 6-0.

Commission Comments

Officials discussed the parking of U-Haul trucks by the railroad, and noted such parking was not authorized in the conditional use permit Wright City Liquor was granted to rent U-Haul trailers and trucks. Mr. Schuchmann was instructed to speak with the business owners and inform them such parking violates the conditional use permit.

Mr. Schuchmann also advised the Commission an application has been filed with the Warren County Planning and Zoning Commission seeking a conditional use permit to operate a composting facility on property along the North Outer Road just east of the city limits. Mayor Rowden moved and Mr. Lambright seconded the motion to send a letter to the County Planning and Zoning Commission stating the City Planning and Zoning Commission opposes development of a composting facility on the property. On voice vote, the motion was approved 6-0. Mr. Schuchmann was asked to attend the public hearing before the County Planning and Zoning Commission on behalf of the City.

Adjournment

Mr. Schroeder moved and Mr. Iannicola moved to adjourn the meeting. On voice vote, the motion was approved 6-0.

Approved: _____

Attested: _____