

**City of Wright City
Planning and Zoning Commission Meeting
Monday, August 16, 2021
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6 p.m., Monday, August 16, 2021, 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 Mayor Dan Rowden, Commission Chairman Joe Iannicola, Tony Gironde, Thomas Uhl, Kim Arbuthnot, Alderman Michelle Heiliger and Nathan Hamilton. City Staff present were City Administrator James Schuchmann. Other's present were Jeff Dockweiler, Alderman Don Andrews, Diane Dreyer, Tyler & Amanda Koester, David Henke, Keith Meyers, Marie Hollenbeck, Claude Warren and Tom Neldon.

Call Meeting to Order

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

Public Comments/Concerns

None.

Public Hearing

Conditional Use Permit – Backyard Party Rentals 141 Auburn Drive – Mr. Iannicola opened the hearing on a conditional use permit application filed by Amanda & Tyler Koester to operate a home office and equipment storage at 141 Auburn Drive. Mr. Koester explained their business and stated a trailer may be parked on the side of the garage at the residence from time to time for loading/unloading. His desire is to have an offsite location for the business. There being no comments from the public, Mr. Iannicola closed the public hearing.

Rezoning Application – Tract 1 & 2 of The Shire - Mr. Iannicola opened the hearing on a Rezoning application filed by David Henke on behalf of Myers Select Homes for Tract 1 and Bank of Washington for Tract 2. Mr. Henke stated that the application presented was to change the zoning from the current SR-3 to SR-4. The change would allow 12 more lots at the development. He answered concerns about storm water retention and playground space. Mr. Henke stated that storm water retention will be sized appropriately to City requirements and that playground space is not required in City code. There being no other comments from the public, Mr. Iannicola closed the public hearing.

Approval of Minutes

Alderman Heiliger moved and Kim Arbuthnot seconded the motion to approve the minutes of the July 19, 2021, Commission meeting. On voice vote, the motion was approved 7-0.

Old Business/Recommendations to the Board of Aldermen

None.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – Backyard Party Rentals 141 Auburn Drive – Kim Arbuthnot moved and Tony Girondo seconded the motion to recommend approval of the Conditional Use Permit for Amanda & Tyler Koester to operate a home office and equipment storage at 141 Auburn Drive. On voice vote, the motion was approved 7-0.

Rezoning Application – Tract 1 & 2 of The Shire – Tony Girondo moved and Kim Arbuthnot seconded the motion to recommend approval of the Rezoning application for The Shire - Tracts 1&2. On voice vote, the motion was approved 5-2.

Building Official

July 2021 reports – Mayor Rowden introduced Neil Fick to the commission. There were no questions regarding the reports.

Commission Comments

Tony Girondo recommended that the commission look into playground requirements for future subdivision development. Alderman Heiliger asked for it to be put on a workshop agenda for discussion.

Adjournment

Nathan Hamilton moved and Tom Uhl seconded the motion to adjourn the meeting. On voice vote, the motion was approved 7-0.

Approved: _____

Attested: _____