

**City of Wright City
Planning and Zoning Commission Meeting
Monday, October 18, 2021
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6:00 p.m., Monday, October 18, 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 Michelle Heiliger, Commission Chairman Joe Iannicola, Tony Gironde, Thomas Uhl, Kim Arbuthnot, Nathan Hamilton, and Alderman Nathan Rohr. City Staff present were City Administrator James Schuchmann and City Clerk Abbie Ogborn. Other's present were Alderman Don Andrews, Alderman Ramiz Hakim, Alderman Karey Owens, Mitchell Turpin, Jeff McMullin, Billy Ivie, Kim Fast, Josh Porch, Finola Porch, Ethy Ian West, and Dale Bax.

Call Meeting to Order

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

Public Comments/Concerns

None.

Public Hearing

Conditional Use Permit – 82 Browning Drive – Mr. Iannicola opened the hearing on a conditional use permit application filed by Joshua and Finola Porch for motorcycle customization and repairs at 82 Browning Drive. Mr. Porch said that the vehicles would be stored in and worked on inside of his garage and there would be no outdoor storage. The parked trailer at the property is compliant with city Ordinances. There being no other comments from the public, Mr. Iannicola closed the public hearing.

Amend section 430.140 – Mr. Uhl opened the hearing on amending section 430.140 related to the list of Permitted Uses in the commercial districts to add "Tattoo Shop" to the list. Mr. Schuchmann stated the ordinance would add Tattoo Shop to the list and it would be allowed in the C-2, C-3, and C-4 districts. The C-1 and C-5 districts would require a conditional use permit. Owners of The Copper Fox were present and answered questions from the Commission. There being no other comments from the public, Mr. Iannicola closed the public hearing.

Approval of Minutes

Mayor Heiliger moved and Kim Arbuthnot seconded the motion to approve the minutes of the September 20, 2021, Commission meeting. On voice vote, the motion was approved 7-0.

Old Business/Recommendations to the Board of Aldermen

Ivie League Development – Dale Bax, with Bax Engineering, represented the proposed Peruque Creek Manor subdivision. Ivie League Homes will be the developer of the 208 homes and would like the property

zoned “PDA” to allow different lot sizes. Mayor Heiliger asked questions regarding street parking and flooding issues from storm water. Mr. Bax is providing two detention ponds.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 82 Browning Drive – Kim Arbuthnot moved and Michelle Heiliger seconded the motion to recommend approval of the conditional use permit as presented for Joshua and Finola Porch to do motorcycle customization at 82 Browning Drive. On voice vote, the motion was approved 7-0.

Amend Section 430.140 – Tony Gironde moved and Kim Arbuthnot seconded the motion to recommend amending section 430.140 related to the list of Permitted Uses in the commercial districts to add “Tattoo Shop” to the list. On voice vote, the motion was approved 7-0.

Building Official

August 2021 reports – Kim Arbuthnot moved and Nathan Hamilton seconded the motion to approve the reports. On voice vote, the motion was approved 7-0.

Commission Comments

Joe Iannicola and Mayor Heiliger thanked everyone for attending the meeting. Alderman Hakim asked if a decision would be made on the Ivie League Development. Mr. Schuchmann said not tonight. The correct applications need to be submitted to hold public hearings.

Adjournment

Kim Arbuthnot moved and Mayor Heiliger seconded the motion to adjourn the meeting. On voice vote, the motion was approved 7-0.

Approved: _____

Attested: _____