

**City of Wright City  
Planning and Zoning Commission Meeting  
Tuesday, January 18, 2022  
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6:00 p.m. 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 Commission Chairman Joe Iannicola, Mark Brandt, Mayor Michelle Heiliger, Kim Arbuthnot, Tom Uhl, and Alderman Nathan Rohr via Zoom. City Staff present were City Administrator James Schuchmann, City Clerk Abbie Ogborn and Building Inspector Joe Godier. Other's present were Alderman Don Andrews, Bart Korman, Louie Schaper, and James Kirkpatrick.

**Call Meeting to Order**

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

**Public Comments/Concerns**

James Kirkpatrick spoke on behalf of his Granddaughter who resides in the Gettysburg Commons subdivision and expressed concerns about a creek that runs behind her property. Due to siltation, the creek does not flow property. The subdivision developer, Cannon Properties, oversees the Homeowners Association and has been unresponsive to complaints. Mayor Heiliger asked Mr. Kirkpatrick to give the Board some time to do their due diligence and reach a resolution.

**Public Hearing**

**Conditional Use Permit – 510 Veterans Memorial Parkway** - Mr. Iannicola opened the hearing on a Conditional Use Permit Application from Louis Schaper to operate an excavating business at 510 Veterans Memorial Parkway. At the November 22, 2021, meeting, the Commission approved a Conditional Use Permit for Mr. Schaper to store and repair his own equipment at the location. Mr. Schaper would now like to use this property as his business location. Ms. Arbuthnot asked if anything would change other than what is already existing and Mr. Schaper said, No, that it would remain the same. The Commission gave kudos to Mr. Schaper for the look of his property. There being no other comments from the public, Mr. Iannicola closed the public hearing.

**Approval of Minutes**

Kim Arbuthnot moved and Tom Uhl seconded the motion to approve the minutes of the December 20, 2021, Commission meeting. On voice vote, the motion was approved 6-0.

**Old Business/Recommendations to the Board of Aldermen**

None

**New Business/Recommendations to the Board of Aldermen**

**Conditional Use Permit – 510 Veterans Memorial Parkway** – Kim Arbuthnot moved and Tom Uhl seconded the motion to approve the Conditional Use Permit Application with a condition that the parking lot is paved within 6-months and recommend the Board of Aldermen do the same. On voice vote, the motion was approved 6-0.

**Amending Ordinance 1010 – Chapter 440 PDA** – Kim Arbuthnot moved and Mark Brandt seconded the motion to approve the amended ordinance with proposed recommendations and recommend the Board of Aldermen do the same. On voice vote, the motion was approved 6-0.

**Gettysburg Plat 7 Preliminary Plat** – Bart Korman with Lewis-Bade, Inc. presented the Gettysburg Plat 7 Preliminary Plat. Mr. Korman stated this preliminary plat has been updated from the initial submission years ago to include all current building and fire department codes. This 12-acre development will have 30 residential lots. Alderman Rohr voiced his concerns on approving the plat with ongoing issues. Mayor Heiliger stated the city does not want to discourage builders from future development, but if challenges within the subdivision already exist, they need to be addressed. Mayor Heiliger encouraged a representative from Cannon Builders be present at the Board of Aldermen Meeting on January 27<sup>th</sup>. Kim Arbuthnot moved and Mark Brandt seconded the motion to approve the Preliminary Plat as presented and recommend the Board do the same. On voice vote, the motion was approved 6-0.

**Building Official**

Joe Godier was introduced as the newly hired Building Inspector.

**December 2021 reports** – Kim Arbuthnot moved and Tom Uhl seconded the motion to approve the report as presented. On voice vote, the motion was approved 6-0.

**2021 report** – Kim Arbuthnot moved and Tom Uhl seconded the motion to approve the report as presented. On voice vote, the motion was approved 6-0.

**Commission Comments**

None

**Adjournment**

Kim Arbuthnot moved and Mark Brandt seconded the motion to adjourn the meeting. On voice vote, the motion was approved 6-0.

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

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