

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, April 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 Mayor Michelle Heiliger, Kim Arbuthnot, Tom Uhl, Nathan Hamilton, Tony Girondo, Mark Brandt, and Alderman Nathan Rohr. City Staff present were City Administrator James Schuchmann, City Clerk Abbie Ogborn and Building Inspector Joe Godier. Other's present were Don Lett, Cyndi and Grayson Woollard, Ellen and Joe Korhel, Kim and Ron Helvy, Barb and Rick Porter, Diana Lund, Ryan, Fred Mueller, Mark and Rita Whelchel, Tom Dixon, Alderman Don Andrews, Alderman Ramiz Hakim, Amanda Kennon, Lucas Turner, Tammy Miller, Michael Cardenas-Salas via Zoom and Ron Houska.

**Call Meeting to Order**

Commission Vice-Chairman, Tom Uhl, called the meeting to order at 6:00 p.m.

**Approval of Minutes**

Nathan Hamilton moved to approve the minutes of the March 22, 2022, Commission meeting. Tony Girondo seconded it and the voice vote was as follows:

Nathan Rohr	Yea	Tony Girondo	Yea	Mayor Heiliger	Yea	Mark Brandt	Yea
Tom Uhl	Yea	Kim Arbuthnot	Yea	Nathan Hamilton	Yea	Joe Iannicola	Absent

The motion was approved 7-0.

**Public Comments/Concerns**

None

**Public Hearing**

**Conditional Use Permit – 209 East Service Road North** – Mr. Uhl opened the hearing on a Conditional Use Permit Application from Meramec Specialty to operate a temporary firework stand at 209 E. Service Road N. Tom Dixon, representative of Meramec Specialty was present. Tony Girondo thanked Mr. Dixon for being part of our community and doing a great job over the years. There being no comments from the public, Mr. Uhl closed the public hearing.

**Conditional Use Permit – 310 Carolyn Circle** – Mr. Uhl opened the hearing on a Conditional Use Permit Application from Diana Lund to operate an in-home business to teach tumbling and cheer. Diana Lund was present and provided an overview of what her business would be. Ms. Lund stated it would be no more than three hours a week, five children at maximum, and parents can park in her driveway. Residents from the Carter Canyon subdivision expressed their

concerns with parking and street accessibility. Mark Whelchel presented the HOA rules and regulations that states that no lot should be used for a business. Mr. Uhl read a letter from The Korhel's that was emailed to City Clerk Abbie Ogborn on April 18, 2022. There being no other comments, Mr. Uhl closed the public hearing.

**C-5 District expansion** – Mr. Uhl opened the hearing on expanding the C-5 district. Mr. Schuchmann explained that the expansion would incorporate a section of residential housing that is currently in the C-4 district. Fred Mueller asked why the city wants to change the zoning. It was stated that by re-zoning the property to C-5, it gives the property owners options if a natural disaster were to destroy their home. There being no other comments, Mr. Uhl closed the public hearing.

**Zone 55 acres – Highway F** – Mr. Uhl opened the hearing on zoning 55 acres located on Highway F, south of Peruque Creek to SR-4 Single Family Residential. Kurtis Daniels with Cochran Engineering was present on behalf of Houston Homes and presented a pre-liminary site plan showing the layout of the subdivision, two entrances onto Highway F and common ground for an HOA to develop if they choose. Mr. Girondo asked why the developer wanted to come into the city limits. Mr. Daniels stated to be part of the community and receive police presence. Amanda Kennon is concerned with the increase in traffic over the bridge, stormwater onto her property and cars speeding into town. Mr. Daniels addressed the stormwater and that he must meet flood plain management requirements and no additional water would come onto her property. Mayor Heiliger stated that MODOT would be responsible for repairing the bridge and changing the speed limit of Highway F. A gentleman in the crowd asked if the stormwater calculations could be made available to the public. Mr. Schuchmann advised the gentleman to fill out a sunshine request. There being no other comments, Mr. Uhl closed the public hearing.

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

**Houska Development** – Ron Houska has purchased 415 South First Street East and would like to move his grading, seeding, and sodding business to this location. Mr. Houska is proposing to build two new buildings and an expansion of an existing building on site. Mr. Houska stated he is in the process of getting engineered drawings and bids. Mr. Schuchmann stated architectural plans and engineered site plan will be required for permitting. Mr. Houska will follow up with Mr. Schuchmann on what he needs to do.

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

**Conditional Use Permit – 209 East Service Road North** – Tony Girondo moved to approve the Conditional Use Permit application as presented. Nathan Rohr seconded it and the voice vote was as follows:

Nathan Rohr	Yea	Tony Girondo	Yea	Mayor Heiliger	Yea	Mark Brandt	Yea
Tom Uhl	Yea	Kim Arbuthnot	Yea	Nathan Hamilton	Yea	Joe Iannicola	Absent

The motion was approved 7-0.

**Conditional Use Permit – 310 Carolyn Circle** – Mayor Heiliger recommended the applicant speak with the Homeowners Association and postponed this item to the May 16, 2022, meeting. Nathan Hamilton seconded it and the voice vote was as follows:

Nathan Rohr Yea Tony Girono Yea Mayor Heiliger Yea Mark Brandt Yea  
Tom Uhl Yea Kim Arbuthnot Yea Nathan Hamilton Yea Joe Iannicola Absent  
The motion was approved 7-0.

**C-5 District expansion** – Nathan Hamilton moved to expand the C-5 District and re-zone 8 acres just south of Highway 70, east of Oak Street, and just west of 510 Veterans Memorial Parkway. Kim Arbuthnot seconded it and the voice vote was as follows:

Nathan Rohr Yea Tony Girono Yea Mayor Heiliger Yea Mark Brandt Yea  
Tom Uhl Yea Kim Arbuthnot Yea Nathan Hamilton Yea Joe Iannicola Absent  
The motion was approved 7-0.

**Zone 55 acres – Highway F** – Nathan Rohr moved to zone 55 acres located along the west side of Highway F just south of Peruque Creek to SR-4 Single Family Residential. Kim Arbuthnot seconded it and the voice vote was as follows:

Nathan Rohr Yea Tony Girono Nay Mayor Heiliger Yea Mark Brandt Yea  
Tom Uhl Yea Kim Arbuthnot Yea Nathan Hamilton Yea Joe Iannicola Absent  
The motion was approved 6-1.

### **Building Official**

**March 2022 reports** – Kim Arbuthnot moved to approve the report as presented. Nathan Hamilton seconded it and the voice vote was as follows:

Nathan Rohr Yea Tony Girono Yea Mayor Heiliger Yea Mark Brandt Yea  
Tom Uhl Yea Kim Arbuthnot Yea Nathan Hamilton Yea Joe Iannicola Absent  
The motion was approved 7-0.

### **Commission Comments**

Mayor Heiliger informed the Commission that the Board of Aldermen rejected amending Chapter 410 in that it would cause too much expense to developers. The Board is looking into ways to increase fees to put towards city infrastructure and streets.

### **Adjournment**

Kim Arbuthnot moved to adjourn the meeting. Nathan Hamilton seconded it and the voice vote was as follows:

Nathan Rohr Yea Tony Girono Yea Mayor Heiliger Yea Mark Brandt Yea  
Tom Uhl Yea Kim Arbuthnot Yea Nathan Hamilton Yea Joe Iannicola Absent  
The motion was approved 7-0.

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

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