

**City of Wright City
Planning and Zoning Commission Meeting
Monday, September 19, 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 Chairman Joe Iannicola, Mayor Michelle Heiliger, Kim Arbuthnot, Mark Brandt, Nathan Rohr, and Janice Hinson. Nathan Hamilton and Tom Uhl were absent. City Staff present were City Administrator Jim Schuchmann, City Clerk Abbie Ogborn and Building Inspector Joe Godier. Other's present were Alderman Don Andrews, Alderman Karey Owens, Alderman Ramiz Hakim, Larry Zuhone, Brad Goss, Kurtis Daniels and Steve Randall with Cochran Engineering and John Houston. City Attorney Paul Rost was on Zoom.

Call Meeting to Order

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

Approval of Minutes

Mayor Heiliger moved to approve the minutes of the August 15, 2022, Commission meeting. Kim Arbuthnot seconded it and the voice vote was as follows:

Joe Iannicola	Yea	Mayor Heiliger	Yea	Mark Brandt	Yea	Nathan Hamilton	Absent
Tom Uhl	Absent	Kim Arbuthnot	Yea	Nathan Rohr	Yea	Janice Hinson	Yea

The motion was approved 6-0.

Public Comments/Concerns

None

Public Hearing

Amending Chapter 405 – Zoning Regulations – Mr. Iannicola opened the public hearing to hear comments on amending Chapter 405 relating to Home Occupations. A Memorandum along with drafted changes to the zoning code relating to Home Occupations was presented to the Commission from the City Attorney. There being no comments from the Commission or the public, Mr. Iannicola closed the public hearing.

Re-zoning 55± acres from “SR-4” to “PDA-R” – Alder Creek – Mr. Iannicola opened the public hearing to hear comments on rezoning a 55± parcel to “PDA-R”. Brad Gross, Attorney for Mr. Houston, gave a presentation on the proposed development. There would be a total of 154 lots. There will be four phases. Phase 1: 61 homes, Phase 2: 32 homes, Phase 3: 32 homes, Phase 4: 29 homes. Mr. Houston stated the homes would range from 1200-2600 sq. feet. The street widths are 26

feet wide. The mailbox kiosks will be installed in Phase 1. Regarding acceleration and de-acceleration lanes, this will be discussed with MoDOT. Home development would begin Fall 2023. The new preliminary plat shows all homes located out of the flood ways/zones. Greenspace was increased by 2 acres for a rough total of 12.5 acres. When asked who would maintain this greenspace, it was stated by Mr. Goss that the developer would until the HOA/subdivision took it over. There being no additional comments from the public, Mr. Iannicola closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Alder Creek Preliminary Plat Review - Kim Arbuthnot moved to approve the “PDA-R” re-zone application and the new submitted Preliminary PDA-R Plat as presented. Janice Hinson seconded it and the voice vote was as follows:

Joe Iannicola	Yea	Mayor Heiliger	Yea	Mark Brandt	Yea	Nathan Hamilton	Absent
Tom Uhl	Absent	Kim Arbuthnot	Yea	Nathan Rohr	Yea	Janice Hinson	Yea

The motion was approved 6-0.

New Business/Recommendations to the Board of Aldermen

Amending Chapter 405 – Zoning Regulations – Mayor Heiliger moved to Amend Chapter 405. Kim Arbuthnot seconded it and the voice vote was as follows:

Joe Iannicola	Yea	Mayor Heiliger	Yea	Mark Brandt	Yea	Nathan Hamilton	Absent
Tom Uhl	Absent	Kim Arbuthnot	Yea	Nathan Rohr	Yea	Janice Hinson	Yea

The motion was approved 6-0.

Building Official

August 2022 reports – Mr. Godier gave an update on the building department activities.

Commission Comments

The AFG housing incentive program was mentioned to the Commission.

Adjournment

Kim Arbuthnot moved to adjourn the meeting at 6:26 p.m. Mark Brandt seconded it and the voice vote was as follows:

Joe Iannicola	Yea	Mayor Heiliger	Yea	Mark Brandt	Yea	Nathan Hamilton	Absent
Tom Uhl	Absent	Kim Arbuthnot	Yea	Nathan Rohr	Yea	Janice Hinson	Yea

The motion was approved 6-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn