

**City of Wright City
Planning and Zoning Commission Meeting
Tuesday, January 16, 2024
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.

Commission members present were Vice Chairman Tom Uhl, Mayor Michelle Heiliger, Kim Arbuthnot, Mark Brandt, and Frank Ellis. Nathan Hamilton, Joe Iannicola, and Janice Hinson were absent. City Staff present was City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Charles and Linda Harris, Heather Cahail, James Blair, Billy Ivie, Eric Neill, Alderman Karey Owens, Alderman Don Andrews, and Alderman Ramiz Hakim.

Call Meeting to Order

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

Approval of Minutes

Mark Brandt moved to approve the November 20, 2023, and December 18, 2023, meeting minutes. Tom Uhl seconded it and the voice vote was as follows:

Joe Iannicola	Absent	Mark Brandt	Yea	Tom Uhl	Yea	Nathan Hamilton	Absent
Michelle Heiliger	Yea	Janice Hinson	Absent	Frank Ellis	Yea	Kim Arbuthnot	Yea

The motion passed 5-0.

Public Comments

None

Public Hearing

Conditional Use Permit – 229 East Service Road North – Vice Chairman Tom Uhl opened the public hearing on the Conditional Use Permit application. The applicant James Blair was present. The use of the property will be to sell used cars and a CUP is required in C-4 zoning. Mr. Blair plans to have 50-70 cars on the lot at a time and prices will be around \$5,000 to \$15,000 and aim towards first time car buyers. Mayor Heiliger asked if there were plans for a sign. Mr. Blair plans to put up an illuminated sign to replace the existing sign. There being no other comments, Mr. Uhl closed the hearing.

Conditional Use Permit – 113 Veterans Memorial Parkway – Vice Chairman Tom Uhl opened the public hearing on the Conditional Use Permit application. The applicant Heather Cahail was present. Ms. Cahail is a third party seller of acquired ecommerce goods. She repackages the

products and ships them to Walmart or Amazon warehousing. There will be no customers or massive quantities of products stored at the location. Packages are sent out using FedEx, USPS, or UPS. Ms. Cahail has one part-time employee. Ms. Cahail is renting the bottom floor (Floor 1) of the building and has no plans for any advertising signs. There being no other comments, Mr. Uhl closed the hearing.

Amending Title IV to create Chapter 412 “Stream Protection” – Vice Chairman Tom Uhl opened the public hearing on the proposed amendment to Title IV. There being no comments, Mr. Uhl closed the hearing.

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 229 East Service Road North – Kim Arbuthnot moved to approve the Conditional Use Permit application as presented. Mark Brandt seconded it and the voice vote was as follows:

Joe Iannicola Absent Mark Brandt Yea Tom Uhl Yea Nathan Hamilton Absent
Michelle Heiliger Yea Janice Hinson Absent Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 5-0.

Conditional Use Permit – 113 Veterans Memorial Parkway – Mayor Heiliger asked if sales tax was collected by the applicant. As the third party, she does not collect the sales tax. The tax is absorbed by Amazon or Walmart platforms from the customers who buy the products. Kim Arbuthnot moved to approve the Conditional Use Permit application as presented. Frank Ellis seconded it and the voice vote was as follows:

Joe Iannicola Absent Mark Brandt Yea Tom Uhl Yea Nathan Hamilton Absent
Michelle Heiliger Yea Janice Hinson Absent Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 5-0.

Amending Title IV to create Chapter 412 “Stream Protection” – Kim Arbuthnot moved to accept the proposed amendment and recommend the Board of Aldermen do the same. Mark Brandt seconded it and the voice vote was as follows:

Joe Iannicola Absent Mark Brandt Yea Tom Uhl Yea Nathan Hamilton Absent
Michelle Heiliger Yea Janice Hinson Absent Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 5-0.

Building Official

December 2023 – Lance Bauer provided updates on the commercial and residential developments city wide. Letters have been sent to property owners who have storage containers on their property without a conditional use permit.

Commission Comments

None

Adjournment

Kim Arbuthnot moved to adjourn the meeting at 6:24 p.m. Mark Brandt seconded the motion and the voice vote was as follows:

Joe Iannicola Absent Mark Brandt Yea Tom Uhl Yea Nathan Hamilton Absent
Michelle Heiliger Yea Janice Hinson Absent Frank Ellis Yea Kim Arbuthnot Yea
The motion passed 5-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn