

**City of Wright City
Planning and Zoning Commission Meeting
Monday, July 17, 2023
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 Chairman Joe Iannicola, Mayor Michelle Heiliger, Mark Brandt, Janice Hinson, Frank Ellis, Nathan Hamilton and Kim Arbuthnot. Tom Uhl was absent. City Staff present were City Clerk Abbie Ogborn and Building Inspector Joe Godier. Others present were Alderman Don Andrews, Alderman Karey Owens, John Stanek, and Bart Korman.

Approval of Minutes

Mark Brant moved to approve the April 17, May 15, and June 20, 2023, meeting minutes. Frank Ellis seconded it and the voice vote was as follows:

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

The motion passed 7-0.

Public Comments

Ms. Ogborn was contacted by a gentleman looking to rent the first floor of 113 Veterans Memorial Parkway East for a custom door and cabinet business. The gentleman would use the space for his workshop, would not have customers on site, advertising signs, or storage of trucks or trailers. The Commission asked the gentleman to attend a meeting to answer questions.

Public Hearing

None

Old Business

None

New Business

Vista on the Park – Final Development Plan & Record Plat - Bart Korman with Lewis and Bade represented Pollard Properties LLC and presented the Final Development Plan and Record Plat. Discussion was held on the phases of the development, amenities, and the Parkview Drive installation. Mr. Godier expressed concern about the water gathering at the entrance to the development. Due to the shallow utility lines, the culvert pipe was not able to be buried deep enough to continue the flow of the water. M. Turpin Services and the city are working to resolve the issue and find a new flow for the water. Janice Hinson moved to approve the Final

Development Plan and Record Plat and recommend it to the Board of Aldermen. Kim Arbuthnot seconded it and the voice vote was as follows:

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

The motion passed 7-0.

The Shire Phase 4 – Myers Select Homes presented the Commission with a site plan for Phase 4 of The Shire subdivision. The Commission discussed their concerns with the current storm water run off and the size of the culvert pipes under Highway H. The Commission would like the developer to contact MoDOT about the issues. Mark Brant moved to approve the site plan contingent upon the storm water issues being addressed. Frank Ellis seconded it and the voice vote was as follows:

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

The motion passed 7-0.

Building Official

Joe Godier updated the Commission on residential and commercial construction. Plans for the Townhomes by Pops Properties have been received. The Towne Centre strip mall has received approval from BFA on the retention basin. BP gas station is looking to add a few additional pumps and there was concern about space availability from the Commission.

Commission Comments

None

Adjourn

Kim Arbuthnot moved to adjourn the meeting at 6:51 p.m. Nathan Hamilton seconded it and the voice vote was as follows:

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

The motion passed 7-0.

Approved: _____

Attested: _____