

**City of Wright City
Planning and Zoning Commission Meeting
Monday, September 18, 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, Kim Arbuthnot, Mark Brandt, and Tom Uhl. Frank Ellis, Nathan Hamilton, Janice Hinson was absent. City Staff present was City Clerk Abbie Ogborn. Don Andrews was also present.

Approval of Minutes

Michelle Heiliger moved to approve the August 21, 2023, meeting minutes. Mark Brandt seconded it and the voice vote was as follows:

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

The motion passed 5-0.

Public Comments

None

Public Hearing

Amending Section 405 Zoning Regulations – Joe Iannicola opened the public hearing on amending Section 405 to allow Rental of Outdoor Storage Space in the M-2 Heavy Industrial District. Ms. Ogborn presented a list of recommendations from the City Attorney. Discussion was held on setbacks and changing the 35 feet from any public roadway right-of-way line to 30 feet. There being no other comments from the public, Mr. Iannicola closed the public hearing.

Conditional Use Permit – Adventure Boat and RV Storage – Joe Iannicola opened the public hearing on a Conditional Use Permit submitted by Adventure Boat and RV Storage. Jeff Meyer, with Bax Engineering, and Bill Meyer, the property owner, were present and provided an overview of the proposed development and answered questions from the Commission. The development will have 3 24-unit portable storage containers on site. There being no other comments from the public, Mr. Iannicola closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Updating the Building Codes – Ms. Ogborn informed the Commission that the Board of Aldermen accepted their recommendation to update to the 2021 Building Codes.

New Business/Recommendations to the Board of Aldermen

Amending Section 405 Zoning Regulations – Kim Arbuthnot moved to accept the recommendations as presented, but to change setback requirements from roadway right-of-way from 35 feet to 30 feet. Mark Brandt seconded it and the voice vote was as follows:

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

Conditional Use Permit – Adventure Boat and RV Storage – Kim Arbuthnot moved to accept the Conditional Use Permit as presented contingent upon the Board of Alderman approving the amendments to Section 405. Tom Uhl seconded it and the voice vote was as follows:

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

Building Official

August 2023 – Lance Bauer has started as the building inspector. Ms. Ogborn provided a report on ongoing construction in the city.

Commission Comments

Kim Arbuthnot thanked the city for their partnership with the Fire District while they handled building inspections.

Adjournment

Kim Arbuthnot moved to adjourn the meeting at 6:34 p.m. Tom Uhl seconded the motion and the voice vote was as follows:

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

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn