

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, December 20, 2021  
City Hall, 636 Westwoods Road**

The Wright City Planning and Zoning Commission met for its monthly meeting at 6:00 p.m., Monday, December 20, 2021, 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 Commission Chairman Joe Iannicola, Tony Gironde, Nathan Hamilton, Mark Brandt, and Kim Arbuthnot. City Staff present were City Administrator James Schuchmann and City Clerk Abbie Ogborn. Other's present were Dale Bax, Karey Owens, Kim Fast, Billy Ivie, Kyle and Karen Jaeger, Brian Reimers, Hanny Yatim, and Brandon Beasley.

**Call Meeting to Order**

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

**Public Comments/Concerns**

None

**Public Hearing**

**Rezone 39.5 ± acres from the Two-Family Residential District ("MR-1") to Planned Development Area – Residential ("PDA-R") and Zone 40 ± acre tract to "PDA-R"** - Mr. Iannicola opened the hearing on Rezoning 39.5 ± acres from the Two-Family Residential District ("MR-1") to Planned Development Area – Residential ("PDA-R") and Zoning 40 ± acre tract to "PDA-R". Dale Bax with Bax Engineering provided a brief overview of their proposal for the land. Mrs. Jaeger asked what type of homes would be built in the development. Mr. Bax stated single family homes with two and three car garages. There being no other comments from the public, Mr. Iannicola closed the public hearing.

**Approval of Minutes**

Nathan Hamilton moved and Tony Gironde seconded the motion to approve the minutes of the November 22, 2021, Commission meeting. On voice vote, the motion was approved 5-0.

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

None

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

**Rezone 39.5 ± acres from the Two-Family Residential District ("MR-1") to Planned Development Area – Residential ("PDA-R") and Zone 40 ± acre tract to "PDA-R"** – Kim Arbuthnot moved and Tony Gironde seconded the motion to Rezone 39.5 ± acres from the Two-Family Residential District ("MR-1") to Planned

Development Area – Residential (“PDA-R”) and Zone 40 ± acre tract to “PDA-R”. On voice vote, the motion was approved 5-0.

**Hanny Yatim** – Mr. Yatim would like to build apartments on a 10.63± acre tract of land and presented his idea to the commission. Many commission members stated the need for apartments and that it was a great idea. Mr. Girondo informed Mr. Yatim of the previous proposed development that did not pass due to resident concerns. Mr. Schuchmann asked Mr. Yatim to get a set of plans together and meet with him to review them.

Mr. Schuchmann presented a piece of ground south of the industrial park that a developer is looking at purchasing to be used for outdoor storage. The commission felt it was a great location. Discussion was held on the paving of a parking lot. The developer can potentially use the existing concrete surfaces to start. Mr. Schuchmann stated that storm water retention may not be necessary since the property connects to Peruque Creek and does not have to cross over another property owners land.

**Building Official**

**November 2021 reports** – Mr. Schuchmann stated he has resumed the role as the building inspector. Mr. Schuchmann gave an update to the number of permits that have been issued this year to date. Tony Girondo moved and Mark Brandt seconded the motion to approve the reports. On voice vote, the motion as approved 5-0.

**Commission Comments**

Tony Girondo asked if apartments are being proposed by the radio tower on Bell Road. Mr. Schuchmann said discussions have taken place with Adam Pollard but no drawings have been presented to the city. The property is zoned “PDA” which allows for mixed use for apartments/residential and commercial. Mark Brandt asked if the I-70 expansion would relocate the North Service Road. Mr. Schuchmann said the only change may be at the Strachs Church overpass if the full interchange is constructed.

**Adjournment**

Nathan Hamilton moved and Kim Arbuthnot seconded the motion to adjourn the meeting. On voice vote, the motion was approved 5-0.

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

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