

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, May 16, 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 Mayor Michelle Heiliger, Chairman Joe Iannicola, Kim Arbuthnot, Tom Uhl, Nathan Hamilton, and Mark Brandt. City Staff present were City Administrator James Schuchmann, City Clerk Abbie Ogborn and Building Inspector Joe Godier. Other's present were Don Andrews, Billy Ivie, Kim Fast, Jeff Simmons, Diana Lund via Zoom and Kurt Daniels with Cochran Engineering.

**Call Meeting to Order**

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

**Approval of Minutes**

Tom Uhl moved to approve the minutes of the April 18, 2022, Commission meeting. Nathan Hamilton seconded it and the voice vote was as follows:

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

The motion was approved 6-0.

**Election of Officers**

**Term limits** – Ms. Ogborn informed the Commission that Tony Girondo's term ended in April 2022. Mr. Girondo had stated in April 2021 that it would be his last year on the Commission.

**Elect Commission Chairman** – Kim Arbuthnot moved for Joe Iannicola to remain as Commission Chairman. Nathan Hamilton seconded it and the voice vote was as follows:

Joe Iannicola	Nay	Mayor Heiliger	Yea	Mark Brandt	Yea	Nathan Rohr	Absent
Tom Uhl	Yea	Kim Arbuthnot	Yea	Nathan Hamilton	Yea	Vacancy	

The motion was approved 5-1.

**Elect Commission Vice-Chairman** – Kim Arbuthnot moved for Tom Uhl to remain as Commission Vice-Chairman. Mark Brandt seconded it and the voice vote was as follows:

Joe Iannicola	Yea	Mayor Heiliger	Yea	Mark Brandt	Yea	Nathan Rohr	Absent
Tom Uhl	Nay	Kim Arbuthnot	Yea	Nathan Hamilton	Yea	Vacancy	

The motion was approved 5-1.

**Elect Commission Secretary** – Nathan Hamilton moved for Kim Arbuthnot to remain as Commission Secretary. Tom Uhl seconded it and the voice vote was as follows:

Joe Iannicola Yea Mayor Heiliger Yea Mark Brandt Yea Nathan Rohr Absent  
Tom Uhl Yea Kim Arbuthnot Yea Nathan Hamilton Yea Vacancy  
The motion was approved 6-0.

### **Public Comments/Concerns**

None

### **Public Hearing**

**Conditional Use Permit – Reed’s Rockets** - Mr. Iannicola opened the hearing on a conditional use permit application filed by Donnie Reed to operate a temporary firework stand at 425 N Service Road West. There being no comments, Mr. Girondo closed the public hearing.

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

**Conditional Use Permit – 310 Carolyn Circle** – The applicant Diana Lund asked the Commission to postpone her application until August 2022 to allow time for the subdivision to take over the Homeowners Association. Nathan Hamilton moved to postpone the application to the August 2022 meeting. Mark Brant seconded it and the voice vote was as follows:

Joe Iannicola Yea Mayor Heiliger Yea Mark Brandt Yea Nathan Rohr Absent  
Tom Uhl Yea Kim Arbuthnot Yea Nathan Hamilton Yea Vacancy  
The motion was approved 6-0.

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

**Conditional Use Permit – Reed’s Rockets** – Mayor Heiliger moved to approve the Conditional Use Permit as presented and recommend the Board of Aldermen do the same. Kim Arbuthnot seconded it and the voice vote was as follows:

Joe Iannicola Yea Mayor Heiliger Yea Mark Brandt Yea Nathan Rohr Absent  
Tom Uhl Yea Kim Arbuthnot Yea Nathan Hamilton Yea Vacancy  
The motion was approved 6-0.

**Alder Creek Preliminary Plat Review** – Kurt Daniels with Cochran Engineering presented the preliminary plat application to the Commission for review. After discussion regarding concerns with greenspace, Right of Way corridors, and homes proposed to be built in the floodplain, the Commission were not in favor of the proposed development. Kurt Daniels requested to table the application. Joe Iannicola moved to postpone the preliminary plat application to the June 2022 meeting. Tom Uhl seconded it and the voice vote was as follows:

Joe Iannicola Yea Mayor Heiliger Yea Mark Brandt Yea Nathan Rohr Absent  
Tom Uhl Yea Kim Arbuthnot Nay Nathan Hamilton Nay Vacancy  
The motion was approved 4-2.

**Peruque Creek Revised Preliminary Plat** – The Preliminary Plat that was previously approved by the Commission was amended to avoid crossing Peruque Creek near the Southwest of the

development. Tom Uhl moved to approve the revised preliminary plat. Joe Iannicola seconded it and the voice vote was as follows:

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

The motion was approved 6-0.

### **Building Official**

**April 2022 reports** – Mr. Godier stated home inspections have not slowed down. Commercial properties have discussed expanding but nothing official has been submitted to the City. Nathan Hamilton moved to approve the report as presented. Kim Arbuthnot seconded it and the voice vote was as follows:

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

The motion was approved 6-0.

### **Commission Comments**

None

### **Adjournment**

Nathan Hamilton moved to adjourn the meeting at 6:55 p.m. Kim Arbuthnot seconded it and the voice vote was as follows:

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

The motion was approved 6-0.

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

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