

**City of Wright City  
Planning and Zoning Commission Meeting  
Tuesday, June 21, 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, Alderman Nathan Rohr, and Mark Brandt. Nathan Hamilton was absent. City Staff present were City Attorney Paul Rost, City Administrator James Schuchmann, City Clerk Abbie Ogborn and Building Inspector Joe Godier. Other's present were Alderman Don Andrews, Alderman Ramiz Hakim, Alderman Karey Owens, Billy Ivie, Kim Fast, Brad Goss with SmithAnderson LLC, Adam Pollard, Larry Zuhone, Bob and Christy Linneman, Bill and Cat Uhl, Chris Berger with the Wright City School District, Barbara Bosset, 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 May 16, 2022, Commission meeting. Kim Arbuthnot seconded it and the voice vote was as follows:

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

The motion was approved 6-0.

**Public Comments/Concerns**

None

**Public Hearing**

**Conditional Use Permit – Wright City School District** - Mr. Iannicola opened the hearing on a conditional use permit application filed by the Wright City School District to operate a school located along the east side of Roelker Road just south of Fast Lane and along the west side of Highway F. Several residents stated their concerns with the increase in traffic, location of the entrances/exits onto Roelker Road and the speed limit. Mayor Heiliger stated there was no plan to expand Roelker Road at this time, Chris Berger stated the speed limit would become 25 mph in the school zone and a School Resource Officer would be present in the area during operating hours, and Kurt Daniels stated they would verify locations of entrances/exits and look at site distances. With no other comments, Mr. Iannicola closed the public hearing.

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

**Alder Creek Preliminary Plat Review** This item was tabled at the May 16 meeting to allow BFA to review the plat. Specifically, several lots located within a flood plain. After review of BFA's comments prior to the meeting, Cochran address the concerns by pulling the contour lines back on several lots and adding a 20-foot reserve for Right of Way along Roelker Road for future expansion. The revised was submitted to City Hall on June 21<sup>st</sup> at 4:10 p.m. The commission expressed concern that the allocated green space would not be accessible for the residents. Since the plat was unable to be reviewed in time for the meeting, Mayor Heiliger moved to continue discussion to the July 18, 2022, meeting and in the meantime send the revised plat to BFA for review of the lots of concern located along the North and West sides of the property. Tom Uhl seconded the motion and the voice vote was as follows:

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

The motion was approved 6-0.

Mayor Heiliger asked for the plat to be sent to BFA and to notify BFA to respond with comments as soon as possible. If the plan review comments are received before the next scheduled meeting, a special meeting would be held.

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

**Conditional Use Permit – Wright City School District** – Mayor Heiliger moved to approve the conditional use permit application as presented with the understanding that the city would review Roelker Road. Tom Uhl seconded the motion and the voice vote was as follows:

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

The motion was approved 6-0.

**Vista on the Park** – Adam Pollard with Pollard Properties presented a development of apartments and townhomes located at the intersection of Westwoods Road and Bell Road just west of the 62-acre park. This meeting was only for information purposes and to receive feedback from the Commission. Concerns or additional traffic and the inability to close the parks due to needing access to the development were mentioned. The City Attorney also asked the commission to consider performance guarantees so monies are available in the event the amenities are not installed as presented. Formal discussion will take place at the July 18, 2022, meeting.

## **Building Official**

**May 2022 reports** – Mr. Godier provided updates on commercial projects around town. Kim Arbuthnot moved to approve the report as presented. Mark Brant seconded it and the voice vote was as follows:

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

The motion was approved 6-0.

**Commission Comments**

None

**Adjournment**

Mayor Heiliger moved to adjourn the meeting at 7:15 p.m. Mark Brant seconded it and the voice vote was as follows:

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

The motion was approved 6-0.

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

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