

**City of Wright City
Planning and Zoning Commission Meeting
Monday, July 19, 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, Kim Arbuthnot, Tom Uhl, Mark Brandt, and Janice Hinson. Nathan Hamilton, Nathan Rohr, and Joe Iannicola were absent. City Staff present were City Administrator Jim Schuchmann, City Clerk Abbie Ogborn and Building Inspector Joe Godier. Other's present were Alderman Don Andrews, Alderman Karey Owens, Adam Pollard, Steve Randall with Cochran Engineering, Angela Blackstun, Cindy Paul, Jack Smith, Rocky and Linda Mauler, Joe Cusumano, Glenn Nonce, Rachel McCleued, Tiffany Recktenwald, Nathan Essary, Jim Seidel, Marie Hollenbech, Bart Korman with Lewis and Bade, and Tammy Mueller.

Call Meeting to Order

Commission Vice-Chairman, Tom Uhl, called the meeting to order at 6:00 p.m.

Approval of Minutes

Kim Arbuthnot moved to approve the minutes of the June 21, 2022, Commission meeting. Janice Hinson seconded it and the voice vote was as follows:

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

The motion was approved 5-0.

Revised May 16, 2022, minutes – The minutes for the May 16th meeting that were previously approved, had one revision to reflect the current Chairman, Joes Iannicola, closing the public hearing instead of a previous Commission member. Mark Brandt moved to approve the amended minutes of the May 16, 2022, Commission meeting. Kim Arbuthnot seconded it and the voice vote was as follows:

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

The motion was approved 5-0.

Public Comments/Concerns

None

Public Hearing

Conditional Use Permit – 109 East North First Street – Mr. Uhl opened the public hearing on a Conditional Use Permit filed by E&S Insurance Advisors, LLC to operate an Insurance Office at 109 East North First Street. Applicant, Nathan Essary, introduced himself to the Commission. The business will occupy the second floor and will be accessed by a staircase on the East, exterior side of the building. The space will be used for an internal office and will have no customer interaction. There being no comments from the public, Mr. Uhl closed the public hearing.

Auburn West re-zone “MR-1” to “SR-4” – Mr. Uhl opened the public hearing on a Rezoning Application submitted by Tempest Properties, LLC to rezone 5.3 ± acres located just South of Sturbridge Drive and Southeast of Highway H. Bart Korman with Lewis and Bade presented the rezone application. The reason for the re-zone is that the “MR-1” zoning was changed and no longer allows for single family residential housing. There being no comments from the public, Mr. Uhl closed the public hearing.

Vista on the Park re-zone “PDA” to “PDA-MXD” – Mr. Uhl opened the public hearing on a Rezoning Application submitted by Pollard Properties to rezone 23.92 ± acres located Northeast of the intersection of Bell Road and Westwoods Road. Bart Korman with Lewis and Bade presented the rezone application. Adam Pollard gave a presentation on the proposed development of apartments and townhomes including landscaping, phases of the development, requirements to live in the units, and amenities that would be on site. Residents of the Quail Creek subdivision and a Resident of Huntington Acres were present and asked questions and stated concerns. Mr. Pollard responded to all the concerns and explained what he was doing to address them. After discussion, Mr. Uhl closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Alder Creek Preliminary Plat Review – Steve Randall with Cochran Engineering was present and asked the Commission to postpone review and decision on the Preliminary Plat that had been submitted to the August 15, 2022, meeting. Kim Arbuthnot moved to postpone the item. Mayor Heiliger seconded it and the voice vote was as follows:

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

The motion was approved 5-0.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 109 East North First Street – Mayor Heiliger moved to approve the Conditional Use Permit as presented. Tom Uhl seconded it and the voice vote was as follows:

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

The motion was approved 5-0.

Auburn West re-zone “MR-1” to “SR-4” – Janice Hinson moved to approve the re-zone application only. Mark Brandt seconded it and the voice vote was as follows:

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

The motion was approved 5-0.

Vista on the Park re-zone “PDA” to “PDA-MXD” – Kim Arbuthnot moved to approve the re-zone application and preliminary plat application. Janice Hinson seconded it and the voice vote was as follows:

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

The motion was approved 5-0.

Building Official

June 2022 reports – Mr. Godier and Mr. Schuchmann met with the architect for the new Highschool and has reviewed plans. Dollar General is installing drywall. The new road for Gettysburg Plat 6 has been installed and inspected. Kim Arbuthnot moved to approve the report as presented. Mark Brant seconded it and the voice vote was as follows:

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

The motion was approved 5-0.

Commission Comments

Tom Uhl thanked everyone that attended the meeting.

Adjournment

Kim Arbuthnot moved to adjourn the meeting at 7:10 p.m. Tom Uhl seconded it and the voice vote was as follows:

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

The motion was approved 5-0.

Approved: _____

Attested: _____