

**City of Wright City
Planning and Zoning Commission Meeting
Monday, October 16, 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 Vice Chairman Tom Uhl, Mayor Michelle Heiliger, Kim Arbuthnot, Mark Brandt, and Frank Ellis. Joe Iannicola, Nathan Hamilton, and Janice Hinson were absent. City Staff present was City Clerk Abbie Ogborn. Others present were Alderman Karey Owens, Alderman Don Andrews, Alderman Ramiz Hakim, Christine King, Nathan Simpson, Building Inspector Lance Bauer, and Director of City Services Mark Strutman.

Call Meeting to Order

Vice Chairman Tom Uhl called the meeting to order at 6:13 p.m. The Commission waited for a quorum to be present.

Approval of Minutes

Kim Arbuthnot moved to approve the September 18, 2023, meeting minutes. Mark Brandt seconded it and the voice vote was as follows:

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

The motion passed 5-0.

Public Comments

None

Public Hearing

Conditional Use Permit – 117 Veterans Memorial Parkway – Tom Uhl opened the public hearing on a Conditional Use Permit submitted by Nathan Simpson to sell tobacco products in the C-5 Commercial District. Nathan Simpson was present. The business will offer natural alternatives to pharmaceuticals. The need for the request is to sell tobacco infused vape products. Ms. Ogborn stated the application had been reviewed by the City Attorney for the Hemp and CBD products being sold. There being no other comments from the public, Mr. Uhl closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 117 East Veterans Memorial Parkway – Kim Arbuthnot moved to accept the Conditional Use Permit as presented. Frank Ellis seconded it and the voice vote was as follows:

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

Amending Chapter 400 – Solar Panel Arrays – Due to higher demand for solar panel arrays in residential districts, the City Attorney drafted a bill relating to array locations, permitting processes, and construction. The Commission will ask the Board to consider amending Section 405.

Street Requirements

Mr. Strutman would like the commission to consider implementing stricter street requirements for developments due to the failing of city streets less than one year old. The Commission advised a draft bill to be presented to the commission.

Building Official

September 2023 – Lance Bauer and Mark Strutman provided updates on construction within the city. Mr. Strutman would like the commission to consider increasing permit fees and implementing road fees.

Commission Comments

None

Adjournment

Kim Arbuthnot moved to adjourn the meeting at 6:35 p.m. Frank Ellis seconded the motion and the voice vote was as follows:

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

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn