

**City of Wright City
Planning and Zoning Commission Meeting
Tuesday, February 20, 2024
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 Chairman Joe Iannicola, Tom Uhl, Kim Arbuthnot, Mark Brandt, and Frank Ellis. Nathan Hamilton and Mayor Heiliger were absent. One seat remains vacant in Ward 2. City Staff present was City Clerk Abbie Ogborn, Building Inspector Lance Bauer, and Director of City Services Mark Brandt. Others present Alderman Karey Owens, Alderman Ramiz Hakim, Bart Korman, Don Reed, Dan Privette, Jeremy Way, Jim Kerr, Billy Ivie, Kim Fast, Sherie & Don Phares, Diane Dreyer, Sean McDonnell, Larry Zuhone, Vicki Duenke, Kristine Dutton, Marie Hollenbech, Melinda & Les Shelby, Kim Purl, and Joyce Wheeler.

Call Meeting to Order

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

Approval of Minutes

Kim Arbuthnot moved to approve the January 16, 2024, meeting minutes. Frank Ellis seconded it and the voice vote was as follows:

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

The motion passed 5-0.

Public Comments

None

Public Hearing

Conditional Use Permit – 425 North Service Road West – Chairman Joe Iannicola opened the public hearing on the Conditional Use Permit application to store 4 shipping containers on the property. Don Reed, the applicant, was present. Mr. Reed stores firework stand materials, lights, and minor fireworks like snap pops in the containers. The City previously asked Mr. Reed to move the totes out of the city by August 1, 2023, with approval of his 2023 CUP. Mr. Reed asked to move the totes back to the rear of the property and stated that he could remove 1 or 2 of the containers. The new owners of 208 Warren Avenue expressed concerns about the appearance of the containers and asked for them to be removed. There being no other comments, Mr. Iannicola closed the hearing.

Conditional Use Permit – 402 North Service Road West – Chairman Joe Iannicola opened the public hearing on the Conditional Use Permit application to store 1 shipping containers on the property. Dr. Jim Kurr, the applicant on behalf of Liberty Christian Academy, was present. Dr. Kurr stated that 100 chairs and 20 desks are stored in the container due to limited space in the school. Any space they have is used for classrooms. The owners of 208 Warren Avenue expressed concern with the container and that should be removed like the first applicant. There being no other comments, Mr. Iannicola closed the hearing.

Rezoning 30.81 acres to “SR-4” Single-Family Residential – Chairman Joe Iannicola opened the public hearing on the rezoning of 30.81 acres located just south of Highway H. Bart Korman with Lewis-Bade was present on behalf of Tempest Properties, LLC. The Timber Run Plat 1 will consist of 48 lots, will protect the wood line along the east side of the property and will not have floodplain lots. The Preliminary Plat has been submitted to the city and still under review. Concerns from residents included existing drainage issues, tall weeds along Highway H, and abutting property owners receiving no notice of the hearing. A detention basin is planned to be designed behind the residents’ house and should help with the stormwater. It was stated that City Ordinance only requires letters to be sent to property owners within 200 feet of the property who are within the city limits. There being no other comments, Mr. Iannicola closed the hearing.

Rezoning 6 parcels near Roelker Road from “MR-1” to “MR-2” - Chairman Joe Iannicola opened the public hearing on the rezoning of 6 parcels comprised of 58.30 just east of Roelker Road and south of the Railroad tracks. Dan Privette, the applicant, was present and introduced the proposed development. The purchase of the property is contingent upon the rezone being approved. The site will host 8-10 employees, a metal office building, and corrugated fencing. The applicant would not commit to a hard surface and preferred chip seal. Concerns from residents included fluids from vehicles contaminating Peruque Creek, traffic, unpaved surfacing, and general visibility. There being no other comments, Mr. Iannicola closed the hearing.

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Jeremy Way – Veterans Memorial Parkway – Mr. Way is looking to purchase a piece of property along Veterans Memorial Parkway located in the Downtown District to build a bar dominium residential home. In C-5 zoning, a Conditional Use Permit is required to build a home. Mr. Way wanted the Commissions feedback prior to applying. The Commission felt that there was no issue if city requirements and setbacks were met and gave Mr. Way to okay to proceed.

Conditional Use Permit – 425 North Service Road West – Kim Arbuthnot moved to deny the Conditional Use Permit and recommend the Board of Aldermen do the same. Frank Ellis seconded it and the voice vote was as follows:

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

The motion passed 5-0.

Conditional Use Permit – 402 North Service Road West – Kim Arbuthnot moved to deny the Conditional Use Permit and recommend the Board of Aldermen do the same. Frank Ellis seconded it and the voice vote was as follows:

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

The motion passed 5-0.

Rezoning 30.81 acres to “SR-4” Single-Family Residential – Kim Arbuthnot moved to approve the rezone application and recommend the Board of Aldermen do the same. Mark Brandt seconded it and the voice vote was as follows:

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

The motion passed 5-0. The Preliminary Plat will be presented later once review is completed.

Rezoning 6 parcels near Roelker Road from “MR-1” to “MR-2” - Kim Arbuthnot moved to approve the rezone application and recommend the Board of Aldermen do the same. Frank Ellis seconded it and the voice vote was as follows:

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

The motion passed 4-1.

Proposed Amendments to Sidewalk Requirements – Ms. Ogborn presented amendments drafted by the City Attorney to the Sidewalk Requirements for developments. The Commission approved to post notice of a public hearing and will be discussed at the March Workshop.

Building Official

None

Commission Comments

None

Adjournment

Kim Arbuthnot moved to adjourn the meeting at 6:56 p.m. Mark Brandt seconded the motion and the voice vote was as follows:

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

The motion passed 5-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn