

**City of Wright City
Planning and Zoning Commission Meeting
Tuesday, January 20, 2026
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 Commission Chairman Joe Ianniocla, Alderman Ramiz Hakim, Russ Lyons, Frank Ellis, Sean McDonnell, Mayor Michelle Heiliger. Members absent were Tom Uhl and Mark Brandt. City Staff present were City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Nathan Lafferty, Wayne Cantrell, Bob Nichols, Alderman Karey Owens via Zoom, Alderman Don Andrews.

Call Meeting to Order

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

Approval of Minutes

Frank Ellis moved to approve the minutes from the November 17, 2025 and December 15th, 2025 meetings. Mayor Heiliger seconded the motion and the voice vote was as follows:

Joe Iannicola	Yea	Michelle Heiliger	Yea	Tom Uhl	Absent	Frank Ellis	Yea
Mark Brandt	Absent	Sean McDonnell	Yea	Russ Lyons	Yea	Ramiz Hakim	Yea

The motion passed 6-0.

Public Comments

None

Public Hearing

None

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

315 Veterans Memorial Parkway Fourplex Proposal – Jeremy Way, the applicant, presented a four-plex to be constructed on 315 Veterans Memorial Parkway. The current lot size does not meet our square footage per unit requirement. The commission encouraged Mr. Way to seek a variance through Board of Adjustment. No further action was taken.

41 Roelker Road Resubdivision - Ramiz Hakim moved to approve the subdivision plat and require that, on the Roelker Road side of the property, a minimum of 30 feet be dedicated from

the centerline of Roelker Road and 50 feet from the southern edge of Star Connection. Further, that an agreement be executed providing that, should the City convert Star Connection into a through road in the future, the roadway shall be deeded to the City at that time. No sidewalks, indentures, or paving improvements shall be required as part of this approval. Russ Lyons seconded the motion and the voice vote was as follows:

Joe Iannicola	Yea	Michelle Heiliger	Yea	Tom Uhl	Absent	Frank Ellis	Yea
Mark Brandt	Absent	Sean McDonnell	Yea	Russ Lyons	Yea	Ramiz Hakim	Yea

The motion passed 6-0.

Building Official

The Building Inspector stated that AutoZone and Freedom Cigar Bar are now open. A nutrition supplement store has submitted plans for a suite in Town Centre Strip Mall. The commission discussed ongoing developments and lots being developed city wide.

Commission Comments

Mayor Heiliger asked the Commission to attend the Workshop meeting in February to discuss developing a committee to review the city zoning and building codes.

Adjournment

Mayor Michelle Heiliger moved to adjourn the meeting at 7:01 p.m. Russ Lyons seconded the motion and the voice vote was as follows:

Joe Iannicola	Yea	Michelle Heiliger	Yea	Tom Uhl	Absent	Frank Ellis	Yea
Mark Brandt	Absent	Sean McDonnell	Yea	Russ Lyons	Yea	Ramiz Hakim	Yea

The motion passed 6-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn