

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, October 20, 2025  
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 Alderman Ramiz Hakim, Russ Lyons, Tom Uhl, Frank Ellis, Mark Brandt, Sean McDonnell, Mayor Michelle Heiliger and Joe Iannicola. City Staff present were City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Don Andrews, Karey Owens, and Doug Tiemann.

**Call Meeting to Order**

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

**Approval of Minutes**

None

**Public Comments**

None

**Public Hearing**

**Proposed Amendment to Planned Development Areas (PDA's)** – Mr. Iannicola opened the public hearing regarding the proposed amendment to Planned Development Areas. The amendment would modify the current requirement to follow SR-4 Single Family Residential standards and instead require compliance with SR-1 Single Family Residential standards. With no public comments received, Mr. Iannicola closed the hearing.

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

None

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

**Proposed Amendment to Planned Development Areas (PDA's)** – Tom Uhl made a motion to accept the proposed amendment as presented and recommended the Board of Aldermen do the same. Alderman Hakim seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

**Serenity Woods Final Development Plan** – Doug Tiemann, representing Civil & Environmental Consultants, presented the Final Development Plan for the Commission’s consideration. The Commission discussed concerns regarding the limited number of trees, the slope impacting Liberty Christian Academy’s playground, the absence of a fence along the northern boundary with the Rugh property, and the emergency access gate and paved extension of Ali Way. Alderman Hakim moved that the representative convey the Commission’s recommendations to the developer, collaborate with their team to address the issues, meet with the city to resolve the Commission’s concerns, resubmit the Final Development Plan, and appear at the November Planning and Zoning meeting. Russ seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

**Building Official**

The Building Inspector provided an updated on AutoZone’s signage and parking lot improvements. Dollar General’s site was mowed and is now visible from the highway. The Avion/Avtask expansion is now going vertical.

**Commission Comments**

None

**Adjournment**

Mayor Michelle Heiliger moved to adjourn the meeting at 6:50 p.m. Frank Ellis seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

Approved: \_\_\_\_\_  
Chairman, Joe Iannicola

Attested: \_\_\_\_\_  
City Clerk, Abbie Ogborn