

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, October 21, 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 Ramiz Hakim, Mark Brandt, Russ Lyons, Mayor Michelle Heiliger, Joe Iannicola, and Tom Uhl. Sean McDonnell and Frank Ellis were absent. City Staff present was City Clerk Abbie Ogborn and Director of City Services Mark Strutman. Others present were Don Andrews, Karey Owens, Kim Arbuthnot, Kim Fast, Billy Ivie, Joe and Kim Purl, Cliff Heizmann, Rick Wischmeyer, Rachel Hakim, Clayton Daniels, Kurt Daniels, John Houston, Brad Goss, and Timm Zimmerman.

**Call Meeting to Order**

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

**Approval of Minutes**

Michelle Heiliger moved to approve minutes from the September 16, 2024, meeting. Mark Brandt seconded the motion and the voice vote was as follows:

Joe Iannicola	Yea	Michelle Heiliger	Yea	Tom Uhl	Yea	Frank Ellis	Absent
Mark Brandt	Yea	Sean McDonnell	Absent	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**

**Rezoning 6 parcels near Roelker Road from “M-1” Light Industrial to “PDA-MXD” Planned Development Area – Mixed Use and accepting Preliminary Development Plan/Plat** – Brad Goss, Attorney for Houston Homes, stated that an updated Preliminary Development Plan has been presented that addressed the comments from the September 16<sup>th</sup> meeting. In addition, the Covenants and Restrictions have been provided to the City Attorney for review. Discussion was held on the location of the utilities and AC units. Ramiz Hakim stated that the plans provided all the needed information and have met the Planned Development Plan requirements. Russ Lyons made a motion to send a recommendation to the Board of Aldermen to approve the rezone and preliminary development plan/plat as presented. Mark Brandt seconded it and on roll call vote as requested by the Chair the vote was as follows:

Joe Iannicola Nay Michelle Heiliger Nay Tom Uhl Nay Frank Ellis Absent  
Mark Brandt Yea Sean McDonnell Absent Russ Lyons Yea Ramiz Hakim Nay  
The motion was denied 4-2.

John Timmerman, current landowner, expressed his disagreement with the Commissions decision. Mr. Timmerman was excited about the development being presented. Mr. Timmerman plans to bring his business of a “Junk Yard” to the property.

**Preliminary Plat Lillie Manor** – Due to the applicant’s absence there was no discussion. This item will not reappear on an agenda until requested by the applicant.

**Conditional Use Permit – 101 South Elm Street** - Michelle Heiliger moved to recommend that the Board of Aldermen approve the application as presented. Tom Uhl seconded it and voice vote was as follows:

Joe Iannicola Yea Michelle Heiliger Yea Tom Uhl Yea Frank Ellis Absent  
Mark Brandt Yea Sean McDonnell Absent Russ Lyons Yea Ramiz Hakim Abstain  
The motion was denied 5-0.

**Conditional Use Permit – 315 Veterans Memorial Parkway** – The applicant, Mark Strutman, has been denied access to Veterans Memorial Parkway by MODOT for the driveway connection. In the rear of the property, an alley exists and the applicant asked if the city would pay to pave the alley. Mayor Heiliger previously asked for quotes to be received and presented. Mr. Strutman asked to postpone this item indefinitely until he is prepared. Michelle Heiliger moved to postpone this item until the applicant is prepared. Tom Uhl seconded it and voice vote was as follows:

Joe Iannicola Yea Michelle Heiliger Yea Tom Uhl Yea Frank Ellis Absent  
Mark Brandt Yea Sean McDonnell Absent Russ Lyons Yea Ramiz Hakim Yea  
The motion was denied 6-0.

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

**Roelker Road and Veterans Memorial Parkway Retail Center Site Plan** – Cliff Heizmann, with Bax Engineering, presented a site plan for the Retail Center at Roelker Road and Veterans Memorial Parkway. The Site Plan presented does not currently meet the city’s requirements and will be presented again at a future meeting.

**41 Roelker Road Preliminary Plat** – Wayne Cantrell presented a Preliminary Plat for the subdivision of a property along Roelker Road. After discussion, the property owner and interested buyer will meet with city staff to discuss potential options for the property.

**Amending Section 405.440 “C-4” General and Highway Business District related to Additional permitted uses and developments** – Ramiz Hakim moved to deny changing Section 405.440 of the municipal code as proposed. Russ Lyons seconded it and the voice vote was as follows:

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

The motion was denied 6-0.

**Building Official**

Mark Strutman provided an update on commercial and residential developments. A dentist office will be opening at 252 West Service Road North in the new Towne Centre Strip Mall.

**Commission Comments**

Russ Lyons asked if sidewalks would be required for the Retail Center being proposed at Roelker Road and Veterans Memorial Parkway. Ms. Ogborn stated they would have to meet our land development requirements. Discussion was held on the West End Mobile Home Park and Storage Units that are changing ownership to make sure occupancy inspections are completed. The burned home at 205 Westwoods is almost demolished and removed from the property. Russ Lyons would like to hold a carnival in 2026 and asked the correct steps to take for approval.

**Adjournment**

Ramiz Hakim moved to adjourn the meeting at 7:11 p.m. Mark Brandt seconded the motion and the voice vote was as follows:

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

The motion was denied 6-0.

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

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