

**City of Wright City
Planning and Zoning Commission Meeting
Monday, November 18, 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, Tom Uhl, and Sean McDonnell. Frank Ellis was absent. City Staff present was City Clerk Abbie Ogborn, Director of City Services Mark Strutman, and Building Inspector Lance Bauer. Others present were Don Andrews, Karey Owens, Kim Arbuthnot, Kim Fast, Billy Ivie, Brian Scheidegger, Larry Walker with Bax Engineering. Tom Glosier and Kim McDonnell.

Call Meeting to Order

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

Approval of Minutes

Tom Uhl moved to approve minutes from the October 21, 2024, meeting. Michelle Heiliger 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	Yea	Russ Lyons	Yea	Ramiz Hakim	Yea

The motion passed 7-0.

Public Comments

None

Public Hearing

Rezone 4.20 ± acers from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District – Due to the subject property not being proposed for consideration to be annexed at the November 7th meeting and being postponed to the November 25th meeting, this hearing was postponed to the December 16th meeting.

Rezone 9.00 ± acers from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District - Due to the subject property not being proposed for consideration to be annexed at the November 7th meeting and being postponed to the November 25th meeting, this hearing was postponed to the December 16th meeting.

Old Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 315 Veterans Memorial Parkway – The Commission was notified that the applicant has withdrawn his application. No further action was taken.

New Business/Recommendations to the Board of Aldermen

Roelker Road and Veterans Memorial Parkway Retail Center Site Plan – Larry Walker, with Bax Engineering, presented a site plan for the Retail Center at Roelker Road and Veterans Memorial Parkway. BFA has provided plan review comments and the amount of run off is less than code requirement for a detention pond. The development still needs to go to MODOT for entrance location. Tom Uhl moved to approve the site plan contingent upon approval from BFA. Ramiz Hakim 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 Yea Russ Lyons Yea Ramiz Hakim Yea

The motion was approved 7-0.

Building Official

Mark Strutman provided an update on commercial and residential developments. A physical therapy office is opening at 275 West Service Road North. The high school plans to open January 2025 and have begun moving in furniture. Pulque has been notified

Commission Comments

None

Adjournment

Ramiz Hakim moved to adjourn the meeting at 6:16 p.m. Tom Uhl 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 Yea Russ Lyons Yea Ramiz Hakim Yea

The motion was approved 7-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn