

**City of Wright City
Planning and Zoning Commission Meeting
Monday, December 15, 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 Commission Chairman Joe Iannicla, Alderman Ramiz Hakim, Russ Lyons, Tom Uhl, Frank Ellis, Mark Brandt, Sean McDonnell, Mayor Michelle Heiliger. City Staff present were City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Don Andrews, Kim Arbuthnot via Zoom, Kylie Brown, Karl Schoenike, Steve Valentine, and Zach Wagner.

Call Meeting to Order

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

Approval of Minutes

Minutes from the November 17, 2025 meeting were not available for consideration. They will be presented at the January 2026 meeting.

Public Comments

None

Public Hearing

Conditional Use Permit – Gateway Truck and Refrigeration – Mr. Iannicola opened the public hearing regarding the Conditional Use Permit for Gateway Truck and Refrigeration to construct and operate an automotive/truck sales and repair facility at the intersection of Bell Road and the North Service Road. Sean Ackley, project engineer, along with the company owner and architect, presented the proposed development and answered questions. Gateway plans to relocate from its current south-side facility to the 25.5-acre site, doubling its operational size.

The development will include a sales building, repair facility, pavilion, dog park, and a 20-foot right-of-way dedication along Bell Road, resulting in 50 feet from the centerline. The site will have one entrance on Bell Road and two entrances on the North Service Road, pending MoDOT approval. Semi-truck traffic will use the North Service Road, while the Bell Road entrance will serve employees and deliveries.

The Commission raised concerns regarding entrance alignment with the new firehouse and the number of curb cuts. The project engineer stated the entrances would not create traffic issues.

With all commission questions and comments addressed and with no public comments, Mr. Iannicola closed the hearing.

Old Business/Recommendations to the Board of Aldermen

Serenity Woods Final Development Plan – Karl Schenoke, with CEC, engineer for the project. Also present were developer Kylie Brown, and home builder Steven Valentine. Mr. Schenoke stated that since the November meeting, they had met with Liberty Christian Academy and have proposed a 6’ metal fence along the school property line as well as connect existing storm sewer pipes, a 6’ privacy fence has been installed along the Rugh’s property. A variety of tree types will be planted along the school property and around the detention basin located in the center of the property to help replace the trees that were removed. The overall number of lots reduced to create larger lots and have less smaller lots while still maintaining an average lot size larger than 8400 square feet, the requirement in the SR-4 zoning. Serenity Woods will connect to the existing stormwater drain in Carter Canyon and pipe the stormwater through the development. With all the previous concerns being addressed, Mayor Heiliger moved to approve the Final Development Plan. Russ Lyons 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.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – Gateway Truck and Refrigeration – Mark moved to approve the conditional use permit application as presented. Ramiz 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.

Gateway Truck and Refrigeration Site Plan – Mayor to approve the site plan as presented with the condition that the construction entrance be the furthest west entrance on the North Service Road. Russ Lyons 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 stated that AutoZone would receive the final inspection later in the week. The city has received another inquiry for a coffee shop on Elm Street. The high school is inquiring about their final certification of occupancy and will meet with staff later in the week.

Commission Comments

None

Adjournment

Mayor Michelle Heiliger moved to adjourn the meeting at 6:49 p.m. Russ Lyons 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