

**City of Wright City
Planning and Zoning Commission Meeting
Monday, December 16, 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, Sean McDonnell, and Frank Ellis. 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, Bart Korman, and Adam Pollard.

Call Meeting to Order

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

Approval of Minutes

Frank Ellis moved to approve minutes from the November 18, 2024, meeting. Tom Uhl 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.

Public Comments

None

Public Hearing

Rezone 9.00 ± acers from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District – Mr. Iannicola opened the hearing for public comments relating to the rezone application filed by Pollard Properties, presented by Bart Korman of Lewis-Bade. Alderman Hakim requested a list of concessions from the developer. Mr. Korman outlined proposed features, including green space along the North side and pipeline, a dog park, playground, and two commercial lots. The developer also plans to replace a culvert pipe and address drainage issues on Bell Road. Construction access will use the Parkview Drive extension, with the commercial lots serving as storage areas. When asked about repairing potential damage to Bell Road, Mr. Korman could not confirm a contractor agreement. There being no further comments, Mr. Iannicola closed the public hearing.

Rezone 4.20 ± acers from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District – Mr. Iannicola opened the hearing for public comments relating to the rezone application filed by Pollard Properties, presented by Bart Korman of Lewis-Bade. The proposed development, near the intersection of Westwoods Road

and Bell Road, will feature 114 apartment/townhome units with 228 parking spaces (below the required 2.5 spaces per unit) with construction to begin in 5-7 years. It will include a crosswalk on Bell Road connecting to Parkview Drive, sidewalks, a 20-foot greenspace buffer, and a 12-foot acceleration lane on Bell Road's west side. Fire District comments were reviewed. There being no other comments, Mr. Iannicola closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Rezone 9.00 ± acers from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District and accepting a Preliminary Development Site Plan for Vista on The Park West. Ms. Ogborn stated that the developer reached out and had the meeting time incorrect and would be in attendance within 10-15 minutes. Alderman Hakim moved to table discussion to 6:30 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.

Rezone 4.20 ± acers from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District and accepting a Preliminary Development Site Plan for Vista on The Park West. Alderman Hakim moved to table discussion to 6:30 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.

Repeal Article IV Planned Development Areas – The city’s municipal code included a placeholder in Chapter 405 for Planned Development Areas (PDAs). However, when PDAs were adopted in 2022, they were placed in a new section instead. This repeal aims to remove the unused Article IV placeholder without affecting any existing city codes. Michelle Heiliger moved to schedule a public hearing on the proposed appeal. 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.

Amend Chapter 405 Relating to Sign Regulations – Amendments were presented that cleaned up the sign regulations in residential and commercial developments, and defined temporary and permanent signs. Tom Uhl moved to schedule a public hearing on the proposed amendments. 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.

Amend Section 405.110 Relating to Off-Street Parking and Loading Requirements –

Amendments were presented that addressed receptacles or dumpsters and grease disposal containers relating to location and enclosure requirements. Tom Uhl moved to schedule a public hearing on the proposed amendments. 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.

Building Official

There were no reports presented.

Commission Comments

None

Adam Pollard arrived at 6:25 p.m.

Rezone 9.00 ± acres from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District and accepting a Preliminary Development Site Plan for Vista on The Park West. Adam Pollard of Pollard Properties addressed concerns raised by Alderman Hakim about potential damage to Bell Road during development. He proposed placing \$60,000 in escrow to cover road repairs and expressed willingness to sign an MOU that his attorney would draft ensuring repairs. Alderman Hakim raised concerns about the \$500 fee being charged per building permit rather than per unit and compliance with future building codes. Mr. Pollard confirmed that the development will meet the codes in effect at the time of construction and is open to adding flashing lights to the proposed crosswalk. Tom Uhl questioned whether the city’s approach to Bell Road’s widening would be restricted. It was clarified that 80 feet of right-of-way had already been dedicated between Vista on the Park and the proposed Vista on the Park West development, with an additional 20 feet potentially available for dedication.

Alderman Hakim moved to combine items 6a. and 6b. together for one motion and recommend the following to the Board of Aldermen to approve the rezone of 13.20 acres and accept a Preliminary Development Site Plan with the following conditions: a crosswalk to be installed across Bell Road, a culvert to be repaired along Bell Road, a 12’ acceleration lane to be installed along the West side of Bell Road, a 20’ greenspace buffer to be installed along the North, West, and South sides of the development, to include the dog park and playground as shown on the site plan, to not allow ground to be broken for a minimum of 4 years, to apply a \$500.00 per unit Road impact fee, for the city to work with the developer to find a total of 100’ of right-of-way to be dedicated to the city, and to see \$60,000.00 placed into an escrow or surety bond to ensure Bell Road is repaired to the current standard at the time construction begins. 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 Nay Ramiz Hakim Yea
The motion passed 7-1.

Rezone 4.20 ± acres from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District and accepting a Preliminary Development Site Plan for Vista on The Park West. See the motion made above.

Adjournment

Frank Ellis moved to adjourn the meeting at 6:41 p.m. 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 was approved 8-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn