

**City of Wright City
Planning and Zoning Commission Meeting
Tuesday, February 17, 2026
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 Iannicola, Alderman Ramiz Hakim, Russ Lyons, Frank Ellis, Sean McDonnell, Mayor Michelle Heiliger, Tom Uhl and Mark Brandt. City Staff present were City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Alderman Karey Owens, Alderman Don Andrews, and Bekah Baker.

Call Meeting to Order

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

Ramiz Hakim moved to amend the agenda and item 6d. Gateway Truck and Refrigeration Site Plan Amendment. This item was added less than 24-hours prior to the meeting in order to prevent a 1-month delay in stormwater review. 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.

Approval of Minutes

Frank Ellis moved to approve the minutes from the January 19, 2026. 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

None

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Proposed Amendment to The Woehrle General Store Conditional Use Permit – 107 East First Street North – Talked with Fire and Health Department. Bekah Baker owner of Hometown Brew, LLC.

Moved to approve the amendment as presented. ---- seconded by _____. Alderman Hakim to accept the petition for the applicant to amend the CUP for the store to allow for it to be an eating and drinking establishment. 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.

Gateway West Industrial Centre Lots 4 and 5 Boundary Adjustment Plat – Ramiz Hakim moved to approve the Boundary Adjustment Plat for Gateway West Industrial Centre Lots 4 and 5 as presented.

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.

Retail Center Site Plan – 13480 Veterans Memorial Parkway – Ramiz Hakim moved to grant a 6-month extension for the Retail Center Site Plan to allow construction to begin. 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.

6d. Gateway Truck and Refrigeration Site Plan Amendment -Ramiz Hakim made a motion that the Planning and Zoning Commission is granting a variance under Section 410.105.A.6 to allow for the swale to not be paved provided that the owner agrees to maintain it as set forth on the note on the site plan. Mark Brandt 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 Alder Creek Subdivision is working on the second phase of the development. Myers Select Homes is working on Record Plat for Phase 4 and pulling permits for Phase 5. The department is concerned about a proposed material used in the Fischer Home Development as a replacement for OSB. No action was taken.

Commission Comments

None

Adjournment

Mayor Heiliger moved to adjourn the meeting at Russ Lyons p.m. 6:33 seconded the motion and the voice vote was as follows:

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

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn