

**City of Wright City
Planning and Zoning Commission Meeting
Monday, January 24, 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 Chair Joe Iannicola, Ramiz Hakim, Mark Brandt, Russ Lyons, Mayor Michelle Heiliger, and Sean McDonnell. Tom Uhl and Frank Ellis were absent. City Staff present was City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Don Andrews, Kim Fast, Billy Ivie, Cheyl and Doc Doolittle, Polo Patino, Nanci Sticksel, and Armen Tumanyan.

Call Meeting to Order

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

Approval of Minutes

Mayor Heiliger moved to approve minutes from the December 16, 2025, meeting. Sean McDonnell seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

The January __, 2025 meeting was cancelled due to know items being on the agenda and there were no minutes to review.

Public Comments

None

Public Hearing

Amending Section 405.110 of Chapter 405 relating to off-street parking and loading requirements – Mr. Iannicola opened the hearing for public comments relating to the proposed amendments to Chapter 405 relating to commercial dumpster enclosures and grease traps. Existing businesses would be grandfathered until there becomes a change in ownership then they will have to apply with current ordinances. The responsibility to reclose the enclosures after trash is hauled off will fall on the tenants. There being no other comments, Mr. Iannicola closed the hearing.

Repeal Article IV of Chapter 405 relating to a placeholder Planned Development Areas (PDA's) – Mr. Iannicola opened the hearing for public comments relating to the repeal of Article IV of Chapter 405 to remove the placeholder for Planned Development Areas. This will simply

remove the section titles, but no legislation. There being no comments, Mr. Iannicola closed the hearing.

Amending Chapter 405 relating to signs in all zoning classifications – Mr. Iannicola opened the hearing for public comments relating to the proposed amendments to Chapter 405 relating to signs. Existing signs would be grandfathered until there becomes a change in ownership or the sign needs repaired. There being no comments, Mr. Iannicola closed the hearing.

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Amending Section 405.110 of Chapter 405 relating to off-street parking and loading requirements – Sean McDonnell moved to accept the amendments as presented and pass it to the Board of Aldermen. Ramiz Hakim seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

Repeal Article IV of Chapter 405 relating to a placeholder Planned Development Areas (PDA's) – Mayor Heiliger moved to accept the amendments as presented and pass it to the Board of Aldermen. Sean McDonnell seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

Amending Chapter 405 relating to signs in all zoning classifications – Sean McDonnell moved to accept the amendments as presented and pass it to the Board of Aldermen. Mayor Heiliger seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

Scorpion Concepts, LLC – Highway H – Scorpion Concepts, LLC is looking to purchase a 0.77 acre track along Highway H for the construction of a office and attached shop for a drywall company. A few company trucks would park overnight. The developer wants to gravel the lot and has submitted a variance application to the Board of Adjustment. The Commission informed the company to contact MoDOT to get connection access to Highway H and to communicate with the residential home that uses the driveway on the lot to access the home.

Wright City Dental Site Plan – Wildcat Drive – Ramiz Hakim moved to approve the site plan as presented. Russ Lyons seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

Building Official

The residence at 624 Westwoods Road has changed ownership and plans to be demolished. The new owner is looking to purchase a few neighboring properties for the future construction of duplex's. The old Dollar General building has interest from Autozone, but nothing has been finalized.

Commission Comments

None

Adjournment

Joe Iannicola moved to adjourn the meeting at 6:48 p.m. Ramiz Hakim seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn