

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, March 17, 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 Ramiz Hakim, Russ Lyons, Mayor Michelle Heiliger, Tom Uhl, Frank Ellis, Sean McDonnell. Mark Brandt and Joe Iannicola were absent. City Staff present was City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Don Andrews, Kim Fast, Karey Owens, Kim Fast, Billy Ivie, Polo Patino, Nanci Sticksel, Phil Reid, John and Jeanette Woehrle, Donnie and Elizabeth Reed.

**Call Meeting to Order**

Commission Vice- Chairman Tom Uhl called the meeting to order at 6:00 p.m.

**Approval of Minutes**

Ramiz Hakim moved to approve minutes from the February 24, 2025, meeting. Frank Ellis seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

**Public Comments**

Matthew Fates is seeking to purchase the property at 13956 Veterans Memorial Parkway with plans to expand the previously approved storage units from three to six. His proposal involves utilizing the front portion of the lot, which had previously been designated for commercial use. The Commission expressed concerns, indicating a preference to retain the land for commercial purposes.

**Public Hearing**

**Conditional Use Permit for 425 West Service Road North – Reed’s Rockets Temporary Fireworks Stand** – Mr. Uhl opened the hearing for public comments relating to a Conditional Use Permit application filed by Donnie Reed to operate a Temporary Fireworks Stand. The applicant Mr. Reed and daughter Elizabeth Reed were present. Mr. Reed stated that there would be no storage units on site. Ramiz Hakim asked that city staff prepare signage for temporary fireworks stands that reference city ordinance relating to dates and times fireworks can be discharged within city limits. There being no other comments, Mr. Uhl closed the hearing.

**Conditional Use Permit 0.77 acres on Highway H – Scorpion Concepts, LLC Contractor’s Office** – Mr. Uhl opened the hearing for public comments relating to a Conditional Use Permit

filed by Polo Patino to construct and operate a Drywall Contractor's Office. The applicant Polo Patino and real estate agent Nanci Sticksel were present. The site plan had just been received by the city prior to the meeting and had not been reviewed by Wright City Fire or BFA. The applicant will have a few overnight vehicles and will have a hard surface. There are no plans for signage at this time. There is no plans for parking lot lighting, just exterior lights on the building. The house that sits to the west of the property, will use the proposed driveway as an easement. There being no other comments, Mr. Uhl closed the hearing.

**Old Business/Recommendations to the Board of Aldermen**

None

**New Business/Recommendations to the Board of Aldermen**

**Conditional Use Permit for 425 West Service Road North – Reed's Rockets Temporary Fireworks Stand** – Ramiz Hakim moved to approve the Conditional Use Permit application as presented and in addition, there is to be no outdoor storage and signage will be provided by the city relating to the discharge of fireworks. Russ Lyons seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

**Conditional Use Permit 0.77 acres on Highway H – Scorpion Concepts, LLC Contractor's Office** – Ramiz Hakim moved to approve the Conditional Use Permit application as presented contingent upon review and approval by the city, Wright City Fire, and BFA. Mayor Heiliger seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

**Building Official**

The department has seen a drastic increase in the number of building permits year to date compared to this time in 2024. Jet Physical Therapy received their business license. The Shire Phase 5 Preliminary Plat has been submitted for review.

**Commission Comments**

None

**Adjournment**

Ramiz Hakim moved to adjourn the meeting at 6:32 p.m. Frank Ellis seconded the motion and the voice vote was as follows:

Joe Iannicola	Absent	Michelle Heiliger	Yea	Tom Uhl	Yea	Frank Ellis	Yea
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