

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, April 21, 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 and Joe Iannicola. Mark Brandt was absent. City Staff present was City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Don Andrews, Kim Arbuthnot, Karey Owens, Kim Fast, Billy Ivie, and John and Jeanette Woehrle.

**Call Meeting to Order**

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

**Approval of Minutes**

Tom Uhl moved to approve minutes from the March 17, 2025, meeting. 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	Absent	Sean McDonnell	Yea	Russ Lyons	Yea	Ramiz Hakim	Yea

The motion passed 7-0.

**Public Comments**

None

**Public Hearing**

**Conditional Use Permit for Phantom Fireworks – Storage Containers** – Mr. Iannicola opened the hearing for public comments relating to a Conditional Use Permit application filed by Phantom Firework Showrooms, LLC to have ten (10) temporary shipping containers on site during the firework sale season. The applicant was absent. There being no comments, Mayor Heiliger moved to postpone the public hearing to May 19, 2025. 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	Absent	Sean McDonnell	Yea	Russ Lyons	Yea	Ramiz Hakim	Yea

The motion passed 7-0.

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

None

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

**Conditional Use Permit for Phantom Fireworks – Storage Containers** – Due to the applicant being absent, Mayor Heiliger moved to postpone this item to May 19, 2025. 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	Absent	Sean McDonnell	Yea	Russ Lyons	Yea	Ramiz Hakim	Yea

The motion passed 7-0.

**The Woehrle’s Business Proposal – 107 East First Street North** – John and Jeanette Woehrle attended the meeting to present their plans to open a discount grocery store at the above location, which will also feature various small business merchandise and baked goods. They anticipate closing on the building by May 7 and aim to be operational in time for the First Friday Event on June 6. Expired or close-dated items will be donated to local organizations such as the Wright City Community Food Pantry, Turning Point, or Agape. The applicants are scheduled to return for the May meeting to formally present their Conditional Use Permit (CUP) application as required in the C-5 zoning district.

**Extensions for Building Permits** – The Building Inspector has requested direction on how to handle building permits that remain incomplete beyond the designated timeframe or have been inactive for several years. While certain permits have received conditional extensions due to unique circumstances and are demonstrating ongoing progress, a more consistent approach is needed. The Commission will request that the City Attorney draft language to extend the duration of building permits, implement extension fees, and incorporate the following recommendations:

- 6-month extension for miscellaneous permits (detached additions; fence, deck, shed, pool, etc.)
- 1-year extension for new home construction and additions (attached additions; basement)
- Recharging of the plan review fee as part of the extension fee
- Submission of a progress report with each extension request

**Building Official**

The strip mall proposed at Roelker Road and Veterans Memorial Parkway has submitted an updated site plan showing a reduction in building size and 10 additional parking spaces. Upon review, it will be decided whether the site plan comes back to the commission for review or accepted in house.

**Commission Comments**

None

**Adjournment**

Frank Ellis moved to adjourn the meeting at 6:45 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	Absent	Sean McDonnell	Yea	Russ Lyons	Yea	Ramiz Hakim	Yea

The motion passed 7-0.

Approved: \_\_\_\_\_  
Chairman, Joe Iannicola

Attested: \_\_\_\_\_  
City Clerk, Abbie Ogborn