

**City of Wright City
Planning and Zoning Commission Meeting
Monday, May 19, 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 Chairman Joe Iannicola, Ramiz Hakim, Russ Lyons, Mayor Michelle Heiliger, Tom Uhl, Sean McDonnell and Mark Brandt. Frank Ellis was absent. City Staff present was City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Aaron Pollard, Rachel Hakim, Kim Fast, Billy Ivie, John and Jeanette Woehrle, Haley Nye Via Zoom, Kim Arbuthnot via Zoom, Dr. Jeremy Way, Bonnie Grumpke, Rita and JL Key, Aaron Pollard, Rachel Hakim, Keith Myers, Emma Cole, and Malaki Wilson.

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 April 21, 2025, meeting. Ramiz Hakim seconded the motion and the voice vote was as follows:

Joe Iannicola	Yea	Michelle Heiliger	Yea	Tom Uhl	Yea	Frank Ellis	Absent
Mark Brandt	Yea	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. Due to the applicant being absent, Ramiz Hakim moved to postpone the hearing to the June 16, 2025 meeting. Mayor Heiliger seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Conditional Use Permit for Gateway Truck and Refrigeration at 14000 Veterans Memorial Parkway East - Mr. Iannicola opened the hearing for public comments relating to a Conditional Use Permit application filed by Gateway Truck and Refrigeration to have five (5) temporary

shipping containers on site. The applicant has also asked for an extension from the 6-month issuance to be December 2026 as the company plans to move to a new location off of Bell Road by that time. The Commission discussed extending the permit, the site plan and building permitting process. There being no other comments, Mr. Iannicola closed the public hearing.

Conditional Use Permit for Breanna Elliot – Temporary Fireworks Stand - Mr. Iannicola opened the hearing for public comments relating to a Conditional Use Permit application filed by Breanna Elliot of PB Wright, LLC to operate a temporary fireworks stand. Haley Nye was available via Zoom and outlined the site plan which will reflect years past. Sales will be the allotted 20 day period allowed by the state. There being no other comments, Mr. Iannicola closed the public hearing.

Alderman Hakim left the dais at 6:11 p.m.

Conditional Use Permit for Rachel Hakim at 101 South Elm Street - Mr. Iannicola opened the hearing for public comments relating to a Conditional Use Permit application filed by Rachel Hakim to have one (1) temporary shipping container at 101 South Elm Street as they remodel the previous daycare. The container would have to sit in the front of the building for easier access through the double front door. There being no other comments, Mr. Iannicola closed the public hearing.

Alderman Hakim returned to the dais at 6:14 p.m.

Conditional Use Permit for The Woehrle Company General Store at 107 East First Street North - Mr. Iannicola opened the hearing for public comments relating to a Conditional Use Permit application filed by The Woehrle Company to operate a grocery store at 107 East First Street North. 20 pallets of products have been delivered and the shelves have been stocked. The food pantry was gracious to store 9 pallets of product that did not fit in the store. The hours of operation are planned to be from 10 a.m. to 6 p.m. and as needed. 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

Conditional Use Permit for Phantom Fireworks at 205 North Service Road East – Ramiz Hakim moved to postpone this item to June 16, 2025. Mayor Heiliger seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Conditional Use Permit for Gateway Truck and Refrigeration at 14000 Veterans Memorial Parkway East – Ramiz Hakim moved to approve the Conditional Use Permit to expire in six (6-months). Mark Brandt seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Conditional Use Permit for Breanna Elliot – Temporary Fireworks Stand - Mayor Heiliger moved to approve the application as presented and to allow one (1) outdoor storage container. Ramiz Hakim seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Conditional Use Permit for Rachel Hakim at 101 South Elm Street – Mark Brandt moved to approve the application as submitted. Tom Uhl seconded the motion and the voice vote was as follows:

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

The motion passed 6-0-1.

Conditional Use Permit for The Woehrle Company General Store at 107 East First Street North – Ramiz Hakim moved to approve the application as submitted with no stipulations. Russ Lyons seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Preliminary Plat for The Shire Plat 5 – A representative from Myers Select Homes presented the site plan. Discussion was held by the commission on adding green space in the development. Joe Iannicola moved to make a recommendation to the Board with the Building Inspector’s Recommendation on the required greenspace location and for it to be presented at the next available meeting after conversing with the developer. Mark Brandt seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Preliminary Site Plan for Reliable Storage Conditional Use Permit Amendment at 13956 Veterans Memorial Parkway – Joe Iannicola moved to approve the site plan as submitted and move it to the Board of Aldermen. Due to lack of a second, Joe Iannicola withdrew his motion. Russ Lyons made a motion to approve the site plan as submitted with the condition of installing a fence around the property. Joe Iannicola seconded the motion and the roll call vote was as follows:

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

The motion passed 5-2.

Request for alley access and shipping container home at 315 Veterans Memorial Parkway –

Dr. Jeremy Way, the applicant was present and is no longer pursuing a shipping container home and is looking for approval to gain access through the alleyway to the property. Ramiz Hakim moved for city staff to engage with Dr. Way to find a reasonable solution to gain access to his property. Joe Iannicola seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Building Official

Bonnie Grumpke, owner of both properties, noted a discrepancy between the Recorder of Deeds and the County Assessor. The Recorder still shows two separate parcels, while the Assessor lists them as one. The Commission advised her to follow up with the Recorder of Deeds to resolve the issue. A developer who purchased 624 Westwoods Road wants to build a duplex but the lot does not meet current size requirements. The developer asked if the Commission would consider amending the ordinance. The Commission took the request under advisement. Concern was raised about gravel added to an alley off Mueller Street by a developer. The area is now being used as additional parking. The Commission will review whether the surface needs to be addressed (hard surface, grass, etc.) to meet code or intended use.

Commission Comments

None

Adjournment

Mayor Heiliger moved to adjourn the meeting at 7:35 p.m. Tom Uhl seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn