

**City of Wright City
Planning and Zoning Commission Meeting
Monday, May 20, 2024
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, Tom Uhl, Kim Arbuthnot, Frank Ellis, Mark Brandt, Russ Lyons, and Mayor Michelle Heiliger. Russ Lyons was appointed to fill the Vacancy in Ward 2. Nathan Hamilton resigned on May 17th creating a vacancy in Ward 1. Staff present was City Clerk Abbie Ogborn, Director of City Services Mark Strutman, and Building Inspector Lance Bauer. Others present were Alderman Don Andrews, Alderman Ramiz Hakim, Haley Nye via Zoom, Emma Cole, Malaki Wilson, Theresa Ellis, Billy Ivie, Kim Fast, Donnie Reed, Elizabeth Reed, Karl Schoenike, Karon and William Rohlman, Joseph and Sandra Boll, Mary Matyiko, Gene & Sharyn Rugh, John and Amy Leach, Larry Wehrman, David and Ashley Slomba, Steph Smith, Pat Wessels, Eric Kirchner, Tyler Koester, Jeanette Woehrle, Scott Pratt, Kylie Brown, Peggy Lukezic, Brent Basler, Larry Zuhone, Louis Schaper, Rachel and Keith Myers, Fred Mueller, Malanie Wittenauer, Christine Hayes, Rob and Kim Ezerski, Jody Boyd, Gene Rugh, Charles and Deb Hopkins, and Lauren Doll.

Call Meeting to Order

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 18th and April 15th meetings. Frank Ellis seconded it and the voice vote was as follows:

Joe Iannicola	Yea	Mark Brandt	Yea	Tom Uhl	Yea	Vacancy	
Michelle Heiliger	Yea	Russ Lyons	Yea	Frank Ellis	Yea	Kim Arbuthnot	Yea

The motion passed 7-0.

Public Comments

None

Public Hearing

Conditional Use Permit – 205 East Service Road North – Mr. Iannicola opened the public hearing for comments relating to 10 Conditional Use Permit Applications filed by Phantom Fireworks to store 10 temporary shipping containers on site. There were no representatives present. Mr. Strutman stated that the intent would be to haul the containers off at the end of the fireworks season. There being no other comments, Mr. Iannicola closed the public hearing.

Conditional Use Permit – 209 East Service Road North – Mr. Iannicola opened the public hearing for comments relating to a Conditional Use Permit for a Temporary Fireworks Stand filed by PB Wright, LLC (Jurassic Fireworks). Haley Nye was available via Zoom and stated that they plan to operate and set up the same as 2023 and are grateful to do business in Wright City. There being no other comments, Mr. Iannicola closed the public hearing.

Amending Chapter 410 relating to Sidewalk Requirements – Mr. Iannicola opened the public hearing for comments relating to proposed amendments to Chapter 410. Jody Boyd, resident of the Shires, stated that sidewalks were not complete in the existing Shires subdivision. Ms. Ogborn will look into it. There being no other comments, Mr. Iannicola closed the public hearing.

Rezoning 0.77 ± acres from C-4 Commercial to MR-2 Multi-Family Residential – Mr. Iannicola opened the hearing for comments relating to a rezone petition from Myers Select Homes. Rachel and Keith Myers were present and provided a brief overview of the proposed development. One building with 4-6 townhomes to be located along Highway H. A playground will be installed, no pets allowed, no low-income housing (rent \$1500-1600 a month), and possibly 1 car garage and paved driveway. Residents approached the commission with comments such as but not limited to; traffic concerns, no guarantee the next owner does not make it low income, not a lot of commercial land available, bad location, short term rentals, small lot, close to railroad, need to strategically plan for growth. There being no other comments, Mr. Iannicola closed the public hearing.

Rezoning 51.53 ± acres to “PDA-R” Planned Development Area – Residential – Mr. Iannicola opened the hearing for comments relating to a rezone petition from Kylie Brown, Rezo House Buyers, LLC. Karl Schoenike and Kyle Brown were present. This will be a 134-lot development, including 3 different sized lots, homes and villas, and will have 6’ side yards. Tyler Koester, resident of Auburn Meadows, asked if there were enough water taps and capacity to support the new developments. Ms. Ogborn provided some information that was shared some time ago from the Water District. There being no other comments, Mr. Iannicola closed the public hearing.

Conditional Use Permit – 105 North Mueller Avenue – Mr. Iannicola opened the public hearing for comments relating to a Conditional Use Permit to place a residential home on a lot located within the C-5 Downtown District. Mary Matyiko was present. The house is being moved from Forstell and will be set on a walk out basement. They plan to sell the home and not rent it out. There being no comments, Mr. Iannicola closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 425 North Service Road West – Donnie Reed has applied for a temporary fireworks stand. Donnie and his Daughter, Elizabeth who manages the stand, were present. Mayor Heiliger asked if there were plans to bring the storage containers back. Mr. Reed stated that they would be on site for 1-2 days to unload the materials and then would be hauled out. Frank Ellis moved to approve the Conditional Use Permit. Mark Brandt seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea
The motion passed 7-0.

Conditional Use Permit – 14000 East Veterans Memorial Parkway – Mayor Heiliger moved to postpone the item due to the applicant’s absence. Kim Arbuthnot seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea
The motion passed 7-0.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit – 205 East Service Road North – Kim Arbuthnot moved to deny the 10 Conditional Use Permit Applications. Frank Ellis seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea
The motion passed 7-0.

Conditional Use Permit – 209 East Service Road North – Kim Arbuthnot moved to accept the Conditional use Permit Application as presented. Mark Brandt seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea
The motion passed 7-0.

Amending Chapter 410 relating to Sidewalk Requirements – Kim Arbuthnot moved to accept the proposed amendments. Russ Lyons seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea
The motion passed 7-0.

Rezoning 0.77 ± acres from C-4 Commercial to MR-2 Multi-Family Residential – Russ Lyons moved to deny the rezone application. Frank Ellis seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea
The motion passed 7-0.

Rezoning 51.53 ± acres to “PDA-R” Planned Development Area – Residential – Kim Arbuthnot made a motion to approve the rezone application. Russ Lyons seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea
The motion passed 7-0.

Conditional Use Permit – 105 Mueller Avenue – Tom Uhl made a motion to approve the Conditional Use Permit. Kim Arbuthnot seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy

Michelle Heiliger Yea Russ Lyons Nay Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 6-1.

Scheiter Concrete Plant Expansion – 15920 Veterans Memorial Parkway – Eric Kirchner and Pat Wessels were present. Scheiter Concrete is looking to expand their plant parking lot for storing of recycled concrete blocks. Previously they proposed a 5-year paving schedule however, after feedback from the May workshop meeting, they are now proposing a 3-year schedule. Russ Lyons moved to approve the request as presented. Frank Ellis seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy

Michelle Heiliger Yea Russ Lyons Yay Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 7-0.

Alder Creek – Final Development Plan and Phase 1 Record Plat – Lauren Doll with Cochran Engineering represented Houston Homes who has submitted application for Final Development Plan and Phase 1 Record Plat. Mr. Strutman stated that BFA had reviewed and approved it. Kim Arbuthnot moved to approve the development as presented. Russ Lyons seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy

Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 7-0.

412 West Second Street North – Theresa Ellis – Theresa Ellis is looking to subdivide her lot for the placement of a modular home. The property is currently zoned C-4 and would require a code amendment for rezoning of that area of the city to allow for Single Family Residential. Kim Arbuthnot made a motion for the Board to consider rezoning the South side of West Second Street North from Roelker Road to 404 West Second Street North to Single Family Residential. Mark Brandt seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy

Michelle Heiliger Yea Russ Lyons Nay Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 6-1.

403 West Second Street North – Sandra Boll – Sandra Boll has a lot in the C-4 District and would like to build a single-family home. It would require a code amendment to allow for residential in the C-4. Mark Brandt made a motion for the Board to consider amending Chapter 405 Zoning Regulations relating to the C-4 District adding Single-Family dwellings as an additional permitted use. Kim Arbuthnot seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy

Michelle Heiliger Yea Russ Lyons Nay Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 6-1.

Amending Section 405.100A.1.b.3.e - Fence Construction – Kim Arbuthnot made a motion for the Board to consider amending Section 405.100A.1. b.3.e. relating to Fence Construction. Mark Brandt seconded it and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy

Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 7-0.

Building Official

No report.

Commission Comments

None

Adjournment

Kim Arbuthnot moved to adjourn the meeting at 7:28 p.m. Russ Lyons seconded the motion and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Yea Vacancy

Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 7-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn