

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, June 16, 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 Russ Lyons, Mayor Michelle Heiliger, Sean McDonnell, and Frank Ellis. Chairman Joe Iannicola, Tom Uhl, Mark Brandt, and Ramiz Hakim were absent. City Staff present was City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Kim Arbuthnot, Karey Owens, Don Andrews, Chief Ron MacKnight, Jason Pelton, Scott Satia, and additional Wright City Fire Protection District Fire Fighters.

**Call Meeting to Order**

Mayor Heiliger called the meeting to order at 6:00 p.m.

**Approval of Minutes**

The Commission reviewed the minutes. Due to no quorum present, the May meeting minutes will be presented at the July meeting.

**Public Comments**

Nick Mollet with ARCO Construction Company presented a site plan to the Commission for review and initial feedback regarding the relocation of Avion/Avtask to a site along Cooperative Way, just north of its current location. The company intends to begin grading by mid-July and submit structural building plans shortly thereafter. The site plan is still under internal review. Mayor Heiliger instructed Mr. Mollet to submit the required stormwater plans, and once those have been reviewed internally, the Commission may hold a special meeting to approve the site plan.

**Public Hearing**

**Conditional Use Permit for Phantom Fireworks at 205 North Service Road East** – The applicant was absent. There were no other comments.

**Conditional Use Permit for Wright City Fire Protection District at 60 Bell Road** – Representatives from the Wright City Fire Protection District were present to request a Conditional Use Permit for the construction of a new Fire House 1 and administrative headquarters along Bell Road. This use is permitted conditionally within the C-4 zoning district. The preliminary plat remains in the design phase. Apparatus access will be from either the north or south side of the property, with the administrative offices positioned closer to Bell Road. The plan is to start construction. With no additional comments, Mayor Heiliger closed the public hearing.

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

**Conditional Use Permit for Phantom Fireworks at 205 North Service Road East** – There being no quorum, this item will be presented at the July meeting.

**Request for alley access at 315 Veterans Memorial Parkway** – There being no quorum, this item will be presented at the July meeting.

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

**Conditional Use Permit for Wright City Fire Protection District at 60 Bell Road** – There being no quorum, this item will be presented at the July meeting.

**Building Official**

AutoZone submitted plans last week to rehab the old Dollar General site. The property at 92 Weatherby has been demolished and bring rebuilt. 500 East 1st Street has applied for a demolition permit; staff is awaiting utility clearance letters and a letter of credit to proceed. The West End Mobile Home Park has been sold as-is. A fence was installed on-site without proper permits; the new owner is enhancing the fence to control access and improve the appearance. Staff has requested tenant names and addresses to initiate inspections, with the goal of cleaning up the property. There was a question regarding the status of the Turpin house on Highway J; no update was provided. For Serenity Woods Development, grading and subdivision improvements are still ongoing.

**Commission Comments**

None

**Adjournment**

The meeting was adjourned at 6:26 p.m.

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

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