

**City of Wright City
Planning and Zoning Commission Meeting
Monday, June 17, 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. City Staff present was City Clerk Abbie Ogborn, Director of City Services Mark Strutman, and Building Inspector Lance Bauer. Others present were Daniel Sanders, Mike, Jason Maddox, Jim Huls, Wayne N., Marsha Vogel, Jen and Jason Pohlmann, Karl Schoenika, Scott Pratt, Kyle Brown, Rick and Sharon Wishmeyer, Rod Smith, Richard Stroup, Jim Seidel, Gene Rugh, Gene and Sharon Rugh, Don Andrews, Tony Harper, Steven Bross, Ellen McBee, Ryan M., Karey Owens, Maggie Owens, Billy Ivie, Kim Fast, Gwen Simms, Doug Rusy, Eric Merchant, and John Robertson.

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 May 20th meeting. 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.

Public Comments

None

Public Hearing

Amending Chapter 405 relating to Fence Regulations – Mr. Iannicola opened the public hearing for comments relating to amending Chapter 405 of the zoning code relating to fence regulations. There being no comments, Mr. Iannicola closed the public hearing.

Rezoning 17.42 acres from “M-1” Light Industrial to “MR-2” Multi-Family Residential – Mr. Iannicola opened the public hearing for comments relating to a rezone application filed from MACO Development for the construction of townhome apartments. Jason Mattox and Daniel Sanders presented the development. The number of units has reduced to 56 units to allow for a 65 foot buffer between the development and property lines of the Forest Lakes Subdivision. It

would be constructed in two phases, both of which must be awarded through the Missouri Housing Development for the use of tax credits to allow for low rent ranging from \$725-\$850. Residents expressed concerns relating to traffic, privacy, storm water, afraid of low-income housing, and opposition of rezoning prior to application approval from the state. Residents stated that the project was a good idea, just not in a good location. Mr. Iannicola closed the public hearing.

Old Business/Recommendations to the Board of Aldermen

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.

Preliminary Development Plan – Serenity Woods – Karl Schoenika was present. The development has been submitted to the fire department for review. The city has not received updated plans addressing the city’s concerns and requirements. Therefore, this item will be presented at the July 15th meeting.

New Business/Recommendations to the Board of Aldermen

Amending Chapter 405 relating to Fence Regulations – Mark Brandt moved to recommend the Board of Aldermen amend Chapter 405 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 Yea Frank Ellis Yea Kim Arbuthnot Yea

The motion passed 7-0.

Rezoning 17.42 acres from “M-1” Light Industrial to “MR-2” Multi-Family Residential – Russ Lyons moved to recommend the Board of Aldermen approve the rezone request. Kim Arbuthnot seconded it and the voice vote was as follows:

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

The motion was denied 5-2.

Building Official

Mr. Strutman provided updates on residential and commercial construction. An application has been submitted to build a warehouse in the industrial park for future rent.

Commission Comments

None

Adjournment

Mark Brandt moved to adjourn the meeting at 7:06 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