

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, July 15, 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 Kim Arbuthnot, Mark Brandt, Russ Lyons, and Mayor Michelle Heiliger. Tom Uhl, Frank Ellis, and Joe Iannicola were absent. City Staff present was City Clerk Abbie Ogborn, Director of City Services Mark Strutman, and Building Inspector Lance Bauer. Others present were Karl Schoenike, Doug Tiemann, Kyle Brown, Doug Rugh, Gene and Sharon Rugh, Frank Doggett, Karey Owens, Eric Merchant, and Ramiz and Rachel Hakim, Cody Rebstock, and Austin Dorman.

**Call Meeting to Order**

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

**Approval of Minutes**

Kim Arbuthnot moved to approve minutes from the June 17<sup>th</sup> meeting. Mark Brandt seconded it and the voice vote was as follows:

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

The motion passed 4-0.

**Public Comments**

Rachel Hakim has submitted a rezone petition for 101 Elm Street, the Good Shepard Thrift Store and Daycare building, to rezone the property from SR-3 Single Family Residential to C-5 Downtown Commercial. The plan to rehab the interior and exterior of the building and keep the same uses of the building while retaining all the employees. There is no potential opening date. The rezone application will be presented in August.

**Public Hearing**

None

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

**Conditional Use Permit – 14000 East Veterans Memorial Parkway** – Frank Doggett with Gateway Trucking was present. The company is requesting a six-month temporary permit to keep 5 storage containers on site while they prepare to relocate across town. Mark Brant moved to approve the temporary permit as requested. Russ Lyons seconded it and the voice vote was as follows:

Joe Iannicola Absent Mark Brandt Yea Tom Uhl Absent Vacancy  
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Absent Kim Arbuthnot Nay  
The motion passed 3-1.

**Preliminary Development Plan – Serenity Woods** – Karl Schoenike has presented an updated Preliminary Development Plan that has been reviewed and approved by the Fire District and City Staff. The variances requested include the following: Minimum Lot Area to be 4,560 sq ft, Side yard setback to be 6 feet, and minimum lot width to be 38 feet. Kim Arbuthnot moved to approve the Preliminary Development Plan and recommend the Board of Aldermen do the same. Russ Lyons seconded it and the voice vote was as follows:

Joe Iannicola Absent Mark Brandt Nay Tom Uhl Absent Vacancy  
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Absent Kim Arbuthnot Yea  
The motion passed 3-1.

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

None

**Building Official**

None

**Commission Comments**

None

**Adjournment**

Kim Arbuthnot moved to adjourn the meeting at 6:32 p.m. Mark Brandt seconded the motion and the voice vote was as follows:

Joe Iannicola Absent Mark Brandt Yea Tom Uhl Absent Vacancy  
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Absent Kim Arbuthnot Yea  
The motion passed 4-0.

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

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