

**City of Wright City
Planning and Zoning Commission Meeting
Monday, July 21, 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, Frank Ellis, and Mark Brandt. City Staff present was City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Adam Pollard, Kim Fast, Billy Ivie, Kim Arbuthnot via Zoom, Don Andrews, Karey Owens, Bart Korman, Rick Hawkins, and Nick Mollet.

Call Meeting to Order

Commission Chairman Joe Iannicola called the meeting to order at 6:00 p.m.

Approval of Minutes

Frank Ellis moved to approve minutes from the May 19th and June 16th, 2025, meetings. Tom Uhl seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

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 for several months and having the containers on site without approval, the Commission had no interest in postponing the public and Chairman Iannicola closed the public hearing.

Conditional Use Permit for Wright City Fire Protection District at 60 Bell Road

Mr. Iannicola opened the hearing for public comments relating to a Conditional Use Permit application filed by the Wright City Fire Protection District to build and operate a New Fire House 1 on Bell Road. The C-4 zoning requires Fire Stations to be a CUP. On July 21st the City was asked to postpone this item to the August meeting when the district could submit and receive

consideration on a site plan. Ramiz Hakim moved to postpone the public hearing to the August 18th meeting. Russ Lyons seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

Conditional Use Permit for AutoZone at 441 North Service Road West

Mr. Iannicola opened the hearing for public comments relating to a Conditional Use Permit application filed by AutoZone to operate an auto parts store at 441 North Service Road West. Due to the applicant being absent, Mayor Heiliger moved to postpone the public hearing to the August 18th meeting. Frank Ellis seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

Old Business/Recommendations to the Board of Aldermen

Conditional Use Permit for Phantom Fireworks at 205 North Service Road East – Ramiz Hakim moved to formally withdraw the application from the agenda and for staff to research applicable fines and contact the applicant making them aware the application was denied. Russ Lyons seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit for Wright City Fire Protection District at 60 Bell Road – The applicant has requested this item be postponed to the August 18th meeting and will appear on that agenda.

Conditional Use Permit for AutoZone at 441 North Service Road West – Due to the applicant being absent, this item was postponed to the August 18th meeting and will appear on that agenda.

Record Plat for Vista on the Park - Bart Korman with Lewis and Bade and Adam Pollard, the applicant, were present to answer questions on a Record Plat for Vista on the Park. Tom Uhl moved to approve the Record Plat and recommend the Board of Aldermen do the same. Frank Ellis seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

Site Plan for Avion/Avtask at 55 Cooperative Way – Nick Mollet, representative of the applicant, was present to answer questions on a submitted site plan for the relocation of Avion/Avtask. After discussion, Tom Uhl moved to approve the site plan as submitted and

recommend the Board of Aldermen do the same. Frank Ellis seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

14980 East Veterans Memorial Parkway – Towing and Recovery Business - Rick Hawkins, with Gundaker, has a client that is interested in buying a 4-acre parcel at the intersection of Highway H and Veterans Memorial Parkway (3 white buildings). The client would like to rezone the property to light industrial and operate a towing and recovery yard and do vehicle repairs. The commission expressed concern of eliminating commercial space and provided a list of properties around the city that would be better suited for business. No further action was taken.

Building Official

The building inspector had just returned from vacation the day of the meeting and did not have a development update. AutoZone’s plans have been reviewed and awaiting a Conditional Use Permit before issuing a permit.

Commission Comments

None

Adjournment

Frank Ellis moved to adjourn the meeting at 6:34 p.m. Russ Lyons seconded the motion and the voice vote was as follows:

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

The motion passed 8-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn