

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, August 19, 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, Tom Uhl, and Frank Ellis. Mayor Michelle Heiliger 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 Linde Flanders, Michael Watkins, Michael Huff, Vicki H. John Nadler, Gery Parker, Thelma K., Rachel Hakim, Richard and Margart Ramey, Larry Zuhone, Kristine and Paul Dutton, Donna Jones, Corri Ruge, James Key, Joyce Wheeler, Jack S., Billy Ivie, Kim Fast, Karey Owens, Don Andrews, Ramiz Hakim, Daniel Durbin, Jeremy Klaustermeier, Vicki Duenke, John Gottschalk, Kim Purl, Scott Schroeder, Kurt Daniels, John Houston Sr, John Houston Jr, and Rita Key.

**Call Meeting to Order**

Tom Uhl called the meeting to order at 6:00 p.m.

**Approval of Minutes**

Kim Arbuthnot moved to approve minutes from the July 15, 2024, meeting. Frank Ellis seconded it and the voice vote was as follows:

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

The motion passed 5-0.

**Public Comments**

Daniel Durbin is interested in 500 East First Street North to repair the existing building and place apartments or townhomes. Mr. Durbin will contact the city building inspector to discuss unit requirements.

**Public Hearing**

**Rezoning 2 parcels known as 101 South Elm Street from “SR-3” Single Family Residential to “C-5” Downtown Commercial** – Mr. Uhl opened the public hearing on a rezone petition filed by Rachel and Ramiz Hakim. Rachel Hakim, the applicant, is in the process of purchasing 101 South Elm Street and has petitioned to rezone the property to C-5 Downtown Commercial to continue to the existing operations of a childcare facility and thrift store. Mrs. Hakim plans to renovate the exterior and interior of the building. The commission had no comments or questions. Residents expressed their concerns about rezoning the property to commercial and were concerned that it would open the door to allow any type of business. It was also expressed

that C-5's setback requirements raised concerns. It was stated that the C-5 district is one of the strictest zoning districts and almost any type of use would require a Conditional Use Permit and hearing process. Residents asked if it could be rezoned to a different commercial type. However, it was expressed that even more businesses could then open up without city approval. Sharon Deekman, Board member for Lutheran Church expressed her excitement for their mission to be continued on in the community. There being no other comments, Mr. Uhl closed the hearing.

**Rezoning 6 parcels near Roelker Road from “M-1” Light Industrial to “PDA-MXD”**

**Planned Development Area – Mixed Use** – Mr. Uhl opened the public hearing on a rezone application for 6 parcels along Roelker Road, and a preliminary development plan. Kurt Daniels with Cochran Engineering represented Houston Homes and provided a brief PowerPoint of the development. Mr. Daniels met with Grace Hauling to ensure there would be enough room for trash removal. Additional right of way was given along the alley ways to allow for pick-up. The Fire Marshal has reviewed the development in that every home will be sprinklered. The subdivision amenities will be only accessible from members of the HOA. 30' of additional right out of way was dedicated to the city for the expanding of Roelker Road. Townhomes will be sold, not rented by Houston Homes. The subdivision covenants are to reflect that there will be no street parking. HOA will maintain neighborhood front yards. 11.35 acres of common ground. No storm shelter – optional basements. A Fence will be installed behind the townhomes to separate them from the railroad tracks. No fences planned on the south side of the development. Citizens expressed their concerns relating to the following: spot zoning, loss of industrial property, traffic concerns, eliminating jobs, no storm sheltering. A resident expressed their support for the project, the mixed use of the property and allowing new types of residents to our community. There being no other comments, Mr. Uhl closed the public hearing.

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

None

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

**Rezoning 2 parcels known as 101 South Elm Street from “SR-3” Single Family Residential to “C-5” Downtown Commercial** – Kim Arbuthnot moved to accept the rezone petition as presented. Russ Lyons seconded it and the voice vote was as follows:

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

The motion passed 5-0.

**Rezoning 6 parcels near Roelker Road from “M-1” Light Industrial to “PDA-MXD”**

**Planned Development Area – Mixed Use** – Mark Brandt moved to accept the rezone petition and preliminary development plan as presented. Kim Arbuthnot seconded it and the voice vote was as follows:

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

The motion passed 5-0.

**Building Official**

None

**Commission Comments**

None

**Adjournment**

Kim Arbuthnot moved to adjourn the meeting at 7:10 p.m. Russ Lyons seconded the motion and the voice vote was as follows:

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

The motion passed 5-0.

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

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