

**City of Wright City
Planning and Zoning Commission Meeting
Monday, September 15, 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 Ramiz Hakim, Russ Lyons, Tom Uhl, Frank Ellis, Mark Brandt, and Sean McDonnell. Mayor Michelle Heiliger and Joe Iannicola were absent. City Staff present was Deputy City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Don Andrews, Karey Owens, Brandon Jungermann, Rod and Leslie Mangin, and Kim Fast.

Call Meeting to Order

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

Approval of Minutes

Russ Lyons moved to approve minutes from the August 18, 2025, meeting. Frank Ellis seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

Public Comments

None

Public Hearing

None

Old Business/Recommendations to the Board of Aldermen

None

New Business/Recommendations to the Board of Aldermen

Stirup Espresso Coffee Café Drive Thru Plan – 216 North Elm Street – Rod and Leslie Mangin presented a proposal to open a Coffee Café, which included a drive-thru that would utilize the alley located north of the building. The Commission explained that the alley is intended for public use and cannot be restricted to one-way traffic or dedicated to a single business, as doing so would create numerous issues. The Commission encouraged the couple to explore alternative locations for their business.

624 Westwoods Road Multi-Family Duplex Site Plan – Brandon Jungermann was present and provided a recap the commission about the variance requests approved by the Board of Adjustment. The gentleman would like to build a duplex, with both units having a two car garage and two parking spaces in front of that. The Commission expressed concerns on backing out onto Westwoods Road. Russ Lyons moved to approve the site plan with the preference to find a solution where vehicles don't have to backout on Westwoods. Alderman Hakim seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

Building Official

The Building Inspector provided an updated on the current construction.

Commission Comments

None

Adjournment

Frank Ellis moved to adjourn the meeting at 7:45 p.m. Russ Lyons seconded the motion and the voice vote was as follows:

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

The motion passed 6-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn