

**City of Wright City
Planning and Zoning Commission Meeting
Monday, September 16, 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 Ramiz Hakim, Mark Brandt, Russ Lyons, Frank Ellis, Sean McDonnell, Mayor Michelle Heiliger and Joe Iannicola. Tom Uhl was absent. City Staff present was City Clerk Abbie Ogborn, Building Inspector Lance Bauer, Director of City Services Mark Strutman. Others present were Don Andrews, Kevin Dalton, Holly Dalton, Alan Davis, Paul and Shirly Godt, Katie Chacon, Larry Zuhone, Karey Owens, Billy Ivie, Kim Fast, Kristine Dutton, Kurt Daniels, Clayton Daniels, John Houston Sr., Brad Goss, John Houston Jr., Alan Davis, and Rick and Sharon Wischmeyer.

Call Meeting to Order

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

Approval of Minutes

Michelle Heiliger moved to approve minutes from the August 19, 2024, meeting. Frank Ellis seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Public Comments

None

Public Hearing

Conditional Use Permit 101 South Elm Street – Mr. Iannicola opened the public hearing on a Conditional Use Permit Application filed by Rachel and Ramiz Hakim to operate a Childcare Facility and Secondhand Store. The applicant, Rachel Hakim, was absent. There being no comments, Mr. Iannicola closed the hearing.

Conditional Use Permit 315 Veterans Memorial Parkway – Mr. Iannicola opened the public hearing on a Conditional Use Permit Application filed by Mark Strutman to construct a duplex. The applicant, Mark Strutman, was present. The development will be an Insulated Concrete Form and sprinkled. Residents will access the 1 car garage and unit from the back alley. The applicant plans to live in one unit and rent out the second. The Commission expressed concern with the alley and needs to do further investigating to determine if it was ever vacated and how an alley can be developed. The Commission would also like to see a survey of the property and

building plans, and a site plan. One resident came forward in favor of the development. There being no other comments, Mr. Iannicola closed the hearing.

Old Business/Recommendations to the Board of Aldermen

Rezoning 6 parcels near Roelker Road from “M-1” Light Industrial to “PDA-MXD” Planned Development Area – Mixed Use and accepting Preliminary Development Plan/Plat

– Kurt Daniels with Cochran Engineering presented an updated Preliminary Development Plan for the Commission’s review. The developer added a stub street for future connectivity to West First Street South, shown dedication of streets as public, and added a 6’ privacy fence along the northern property line. Houston Homes has committed \$229,969.00 for their share of the Roelker Road improvement project. Several items remain unaddressed to several members of the commission. The developer will be holding an open house on Wednesday, September 18th from 6-7pm at City Hall for residents to attend and learn more about the development. No further action was taken.

Vista on the Park West Concept Plan – Pollard Properties has submitted an updated Concept Plan for the Commission’s review. An additional 5 acres is under verbal contract and will be added to the previous 9-acre proposal. The updated plan shown larger commercial lots, a crosswalk along Bell Road, and acceleration lanes at both entrances. It was recommended that the Fire District review the Concept Plan for feedback. Mr. Pollard stated that it would be at least 5 years before the development broke ground. No further action was taken.

Preliminary Plat Lillie Manor – Michelle Heiliger moved to postpone this item to the October 21st meeting due to the applicant’s absence. Russ Lyons seconded the motion and the voice vote was as follows:

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

The motion passed 7-0.

Alan Davis approached the Commission relating to the rezone and Preliminary Development Plan for The District at Roelker and said it was spot zoning.

Brad Goss attorney for Houston Homes approached the Commission and asked if the Commission could approve the Preliminary Development Plan with conditions that the missing items be added for the Board of Aldermen. Ramiz Hakim expressed that the Commission had just received the updated plan during the meeting, a number of items are missing from the checklist provided by the City Attorney, and that the Covenants and Restrictions have not been reviewed. No further action was taken.

New Business/Recommendations to the Board of Aldermen

Conditional Use Permit 101 South Elm Street – Michelle Heiliger moved to postpone this item to the October 21st meeting due to the applicant’s absence. Mark Brandt seconded the motion and the voice vote was as follows:

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|---------------|-----|-------------|-----|---------|--------|----------------|-----|
| Joe Iannicola | Yea | Mark Brandt | Yea | Tom Uhl | Absent | Sean McDonnell | Yea |
|---------------|-----|-------------|-----|---------|--------|----------------|-----|

Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Ramiz Hakim Abstain
The motion passed 6-0-1.

Conditional Use Permit 315 Veterans Memorial Parkway – Ramiz Hakim moved to postpone this item to the October 21st meeting to allow the applicant to submit required drawings and surveys. Michelle Heiliger seconded the motion and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Absent Sean McDonnell Yea
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Ramiz Hakim Yea
The motion passed 7-0.

Building Official

Lance Bauer provided an update on commercial and residential developments.

Commission Comments

None

Adjournment

Ramiz Hakim moved to adjourn the meeting at 7:10 p.m. Mark Brandt seconded the motion and the voice vote was as follows:

Joe Iannicola Yea Mark Brandt Yea Tom Uhl Absent Sean McDonnell Yea
Michelle Heiliger Yea Russ Lyons Yea Frank Ellis Yea Ramiz Hakim Yea
The motion passed 7-0.

Approved: _____
Chairman, Joe Iannicola

Attested: _____
City Clerk, Abbie Ogborn