

Petition to Reconsider the June 11, 2026 Site-Plan Approval and Reopen the Public Record

Regarding the June 11, 2026 site-plan approval of the Magruder asphalt plant ·
50 Roelker Road

TO THE HONORABLE MAYOR & BOARD OF ALDERMEN, PLANNING & ZONING COMMISSION,
BOARD OF ADJUSTMENT, AND ZONING ENFORCEMENT OFFICER

Routing note. This petition and its attachments are provided to the Mayor and every Alderman for review **before the July 23, 2026 Board of Aldermen meeting**. This item is also forwarded with the attached documents as an action-item request to the Planning & Zoning Commission: whether this asphalt plant was ever the subject of a §405.100(A)(7) desirability review, and whether it is a lawfully listed M-1-by-right use. Because that question directly concerns the Commission's interpretation of the zoning code, we respectfully ask that it be reviewed by the Planning & Zoning Commission before or alongside the Board's reconsideration.

We, the undersigned residents of Wright City and the surrounding area, respectfully **petition the Board to reconsider and reopen the record** concerning the June 11, 2026 site-plan approval of the asphalt plant at 50 Roelker Road, so that the **use classification (M-1 vs. M-2), the approval process, the site standards, the public impacts, and the still-missing information** can be fully and publicly reviewed. We make this request in the interest of ensuring that any final decision rests upon a complete public record and the City's adopted zoning code.

We are asking that the question be **placed on the record and answered under the City's own code** — including whether an asphalt plant is a listed permitted use in the M-1 district, and whether the required process and standards were met on land that is not yet a consolidated lot of record.

The Ask. We recognize that the City previously considered a different zoning classification for this property and that the property ultimately remained M-1. We are not asking the City to revisit that earlier rezoning request. Rather, because the property remains zoned M-1, we respectfully ask the Board of Aldermen and the Planning & Zoning Commission to review whether the June 11, 2026 site-plan approval for the approved asphalt plant is lawfully authorized under the property's existing M-1 zoning classification, based on the complete public record. Before taking further action, we ask the Board and Commission to publicly review and address the following:

USE CLASSIFICATION

- **The lawful M-1 basis for the present approval.** Identify in writing the specific provision of the Wright City Code that authorizes this asphalt operation as a permitted M-1 use, including how the decision complies with §405.560.
- **The distinction between M-1 and M-2 activity.** Determine whether the approved handling, mixing, production, or processing of aggregate and asphalt materials fits the M-1 provisions in §405.560 or the raw-material processing activities addressed under M-2 in §405.570.
- **The Code's treatment of unlisted uses.** Address how the approval complies with §405.080(A)(2)(c), particularly if an asphalt plant is not expressly listed among the permitted M-1 uses, and how that use was treated under §405.100(A)(7)(e), which requires a P&Z determination of similarity and compatibility and a formal amendment procedure before an unlisted use may be authorized.

PRIOR CITY ACTIONS

- **Prior rezoning and variance history.** Clarify what zoning classification was previously requested for this property, why the change was proposed, what uses it would have allowed, and why the property ultimately remained M-1. Please also provide the complete history of any variance, Board of Adjustment, or other land-use proceedings concerning this property or the approved asphalt plant, including any records relating to the reported January 2025 variance proceeding associated with an asphalt use in the same project area — please identify whether such a proceeding occurred, and provide all agendas, minutes, applications, notices, staff reports, exhibits, recordings, correspondence, and final action. Please also identify whether this operation was ever considered to require a variance, conditional use, special use permit, rezoning, or other discretionary approval before it was ultimately processed as a permitted M-1 use.
- **The written basis for the City's decision.** Place on the public record any non-privileged ordinance, code interpretation, staff determination, or other legal authority relied upon to classify and approve the operation.

PROJECT RECORD

- **The legal status of the property at the time of approval.** Review whether a unified site plan could lawfully be approved while the project remained divided among six separate parcels and before the required boundary adjustment, lot consolidation, and 90-foot right-of-way dedication were completed. **Wright City Bill No. 8-26, enacted as Ordinance No. 1108**, amended §410.010 in its entirety and became effective April 24, 2026 — before the Board’s June 11, 2026 vote. Under §410.010(G), a boundary-adjustment plat must be submitted to Planning & Zoning for review and recommendation, forwarded to the Board for an approving ordinance, and then recorded with the Warren County Recorder of Deeds; §410.020(A)(2) provides that “shall” is mandatory, not discretionary. The Clerk confirms no responsive record exists for any of those steps, and the Recorder of Deeds advised (June 29, 2026) that no plat or survey was found recorded under G&M Concrete & Asphalt Co., Inc.’s name.
- **Temporary versus permanent status.** Records reviewed by the petitioners indicate that water and stormwater permits may have been issued based upon a consolidated development plan rather than the non-consolidated site approved on June 11, 2026. We respectfully ask the City to clarify whether those permits reflect a permanent operational plan, and to reconcile that information with any prior determination that the approved operation qualified only as a temporary, portable asphalt or concrete batching plant. This may be relevant to determining the true operational status of the use.
- **The final traffic study and entrance design.** Place the final — not preliminary — traffic study into the record and review the relocated entrance, turn lane, Roelker Road widening, truck movements, and safety implications before relying upon that study. Please also confirm whether §405.080(A)(2)(c)(5), which requires a traffic study submitted to and approved by the Board of Aldermen for any use occupying a structure over 5,000 square feet without an approved alternate parking plan, was satisfied.
- **The completeness of the June 11 record.** Determine whether the Board relied upon preliminary, conceptual, incomplete, or later-modified plans when approving the site plan, and whether previously issued water, stormwater, land-disturbance, and access permits must be revised or reissued for the consolidated plan.
- **The evidence and concerns submitted by affected residents.** Enter the residents’ documents, code analysis, traffic concerns, property information, and testimony — including the signatures below — into the official record and consider them before a final decision is made.

STANDARD OF REVIEW

We respectfully request that any reconsideration identify the specific provisions of the Wright City Municipal Code relied upon for each determination, including any written findings explaining how the approved use satisfies those provisions.

REQUESTED ACTION

- **Placing the §405.100(A)(7) review on the record.** We ask that the Planning & Zoning Commission place a §405.100(A)(7) desirability review of this use on its next agenda — sponsored by a P&Z member, an Alderman, or through whatever procedure the City requires — so the Commission can perform and document the review the Code calls for “in every case,” including any written findings resulting from that review, and so that review is completed before, or presented alongside, any Board reconsideration.
- **The attached codes in question, including nuisance and general-welfare provisions.** We ask that the Commission's §405.100(A)(7) desirability review also consider the attached nuisance and public-welfare code sections, and reconcile those provisions with any prior City determination that this operation qualified only as a temporary, portable asphalt or concrete batching plant.
- **The proper corrective action.** After reviewing the Code, the prior zoning history, and the complete evidence, determine whether the June 11 approval should be rescinded, amended, remanded, or reaffirmed.

Why the prior rezoning effort matters. The earlier rezoning effort should not be treated as a reason to keep this matter off the agenda. It raises a legitimate question that deserves an answer on the public record: if a zoning change was previously considered for this property but the property remained M-1, what provision of the existing M-1 Code later authorized the asphalt-plant operation? This request does not ask the Board to relitigate the earlier rezoning debate or prejudge the final outcome — the failed rezoning and the later M-1 approval are two different governmental actions. It asks the Board to review whether the June 11 approval is consistent with the zoning classification that actually governs the property, and to protect the City, its officials, its taxpayers, nearby property owners, and the integrity of Wright City's development process.

A growing document. This petition reflects information currently available and continues to grow as additional residents learn of this approved asphalt plant and choose whether to participate. We respectfully request that additional signatures and supporting materials be accepted into the public record before any further action is taken to implement or reaffirm the approval.

The June 11 agenda was publicly posted in accordance with the City's agenda procedures; however, many residents report they were unaware of the approved asphalt plant until after the approval occurred.

Our immediate request is straightforward. Before any further action is taken to implement, amend, or reaffirm the June 11, 2026 approval, we respectfully request that this petition and its supporting materials be distributed to every member of the Board of Aldermen and the Planning & Zoning Commission, entered into the public record, and considered during any discussion regarding

reconsideration of the approval — including at the Board’s July 23, 2026 meeting, where this matter is already on the agenda. We further request that the Planning & Zoning Commission place the matters identified in this petition on its next available agenda, including consideration of a revote of its August 18, 2025 action, given that the complete record identified in this petition — including the matters above — does not appear to have been before the Commission at that meeting, nor before the Board of Aldermen at its June 11, 2026 meeting, and is only now being placed before both bodies. The undersigned below — submitting our names to the record — ask the Board and Commission to act on this request.

SIGNATURES 87 signatures — some names/addresses redacted per each signer’s own request

#	PRINTED NAME	RESIDENCE / AREA	LEARNED
1	Aaron Holiway	Harvest Acres	7/13
2	Alex Osborne	Roelker Road, Wright City Limits, Trotters Creek	7/9
3	Allison Conn	County	7/9
4	Bill Blake	Hwy F. .5 miles from proposed plant	7/10
5	Brian P Hanfgarn	Wright City Limits	6/28
6	Brooks Wegrzyn	Roelker Road	7/1
7	Caleb M Holladay	Wright City Limits	7/9
8	Cathy osborne	Roelker Road	7/9
9	Christian Carmack	Roelker Road	6/25
10	Cole D Holladay	Wright City Limits	7/9
11	Daniel Wolfe	Roelker Road	7/11
12	Darlene Elizabeth Grisham	Alexis Estate	7/12
13	Eric Thurman Hill	Wright City Limits, The Shire	7/14
14	J’Aimè Vogt	Alder Creek, Just across the street from new high school back gate	7/17
15	Jackie Ramey	Alder Creek	7/12
16	Jackie wheeler-stilwelll	Wright City Limits, Horse farm next to the plant	7/9
17	James Holladay	Wright City Limits	7/9

18	James I. Key	Wright City Limits	7/1
19	Jennefer Brown	Spring Hill	7/14
20	Jessica Grow	My parents live in Wright City Limits	7/2
21	Josh Sher	Roelker Road, Wright City Limits	7/1
22	Joshua Pace	Wright City Limits	7/14
23	Joyce wheeler	Wright City Limits	7/1
24	Julia Ramey	Bell Road	7/13
25	Kathy Sivils	Roelker Road	7/13
26	Kayla Ochoa	Roelker Road, Trotters Creek	6/26
27	Kayla Simpson	Wright City Limits	6/25
28	Larry Zuhone	Roelker Road	7/9
29	Leah Taylor	Alder Creek	6/27
30	Luis Quintero	Alder Creek	7/9
31	Marcella holiway	Harvest Acres, across Hwy F	7/17
32	Mary Groeper	Wright City Limits	7/9
33	Matthew Worlitz	Alder Creek	7/4
34	Miriam Mora	Wright City	7/13
35	Nathan Hessee	Roelker Road, Auburn Meadows	6/26
36	Nicki Sparks & Tyler	Roelker Road	6/26
37	Patty A Krueger	Wright City Limits	7/14
38	Ralph Ramey	Wright City Limits	7/9
39	Roy Ramey	Alder Creek	7/9
40	Ryan J Holladay	Wright City Limits	7/9
41	Samantha Wirtz	Roelker Road, Wright City Limits	7/1
42	Sarah	Wright City Limits	7/15
43	Teresa K. Holladay	Wright City Limits	7/9
44	Tyler M. Holladay	Wright City Limits	7/9
45	Tyler sparks	Roelker Road	7/1

46	Vicki Zuhone	Roelker Road, Wright City Limits	7/9
47	William truman kennon	Wright City Limits	7/9
48	Zack S Mitchell	Roelker Road	7/10
49	Name withheld for public viewing	Roelker Road	6/27
50	Name withheld for public viewing	Wright City Limits	7/9
51	Name withheld for public viewing	Roelker Road	7/15
52	Name withheld for public viewing	Wright City Limits	7/13
53	Name withheld for public viewing	Wentzville resident, work in Wright City	7/9
54	Name withheld for public viewing	Wright City area (address on file)	7/10
55	Name withheld for public viewing	Wright City area (address on file)	7/14
56	Name withheld for public viewing	Wright City area (address on file)	6/30
57	Name withheld for public viewing	Wright City area (address on file)	7/14
58	Name withheld for public viewing	Wright City area (address on file)	7/14
59	Name withheld for public viewing	Wright City Limits	7/9
60	Name withheld for public viewing	Roelker Road, Wright City Limits	7/13
61	Name withheld for public viewing	Roelker Road	7/9
62	Name withheld for public viewing	Wright City Limits	7/14
63	Name withheld for public viewing	Wright City Limits	7/9
64	Name withheld for public viewing	Wright City Limits	7/14
65	Name withheld for public viewing	Wright City Limits	7/14
66	Name withheld for public viewing	Wright City area (address on file)	7/14
67	Name withheld for public viewing	Wright City Limits	7/14
68	Name withheld for public viewing	Wright City Limits	7/9
69	Name withheld for public viewing	Roelker Road	7/10
70	Name withheld for public viewing	Oberlag Dr	7/17
71	Name withheld for public viewing	Roelker Road, Wright City Limits, Totter's Ridge Sub.	6/25
72	Name withheld for public viewing	Wright City Limits	6/26

73	Name withheld for public viewing	Roelker Road, Country Meadows Court Subdivision	7/1
74	Name withheld for public viewing	Auburn Meadows	7/14
75	Name withheld for public viewing	Roelker Road, Wright City Limits, Ivie League neighborhood-Peruque Creek	6/27
76	Name withheld for public viewing	Roelker Road	6/27
77	Name withheld for public viewing	Alder Creek	6/26
78	Name withheld for public viewing	West 2nd St South	7/5
79	Name withheld for public viewing	Roelker Road, Wright City Limits	7/2
80	Name withheld for public viewing	Roelker Road	7/14
81	Name withheld for public viewing	Roelker Road	7/2
82	Name withheld for public viewing	Wright City area (address on file)	7/14
83	Name withheld for public viewing	Wright City Limits	7/5
84	Name withheld for public viewing	Roelker Road, Wright City Limits	6/27
85	Name withheld for public viewing	Roelker Road	7/9
86	Name withheld for public viewing	Wright City High School students	7/13
87	Name withheld for public viewing	Roelker Road	7/1

Compiled from the community petition form. Signers who asked to remain private are listed as “Name withheld by request” and are included in the count. Full contact details are retained by the organizers and available to the City for verification on request. Legal-review (Track 2) responses are confidential and are not part of this petition.

SUMMARY OF SIGNER-SUBMITTED CONCERNS

From the same community petition form. Percentages reflect responses to each individual survey question; respondents could select multiple concerns, so figures are of respondents to each question, not of all signers.

Top code issues signers want reviewed (Track A, select all that apply)

87 responses



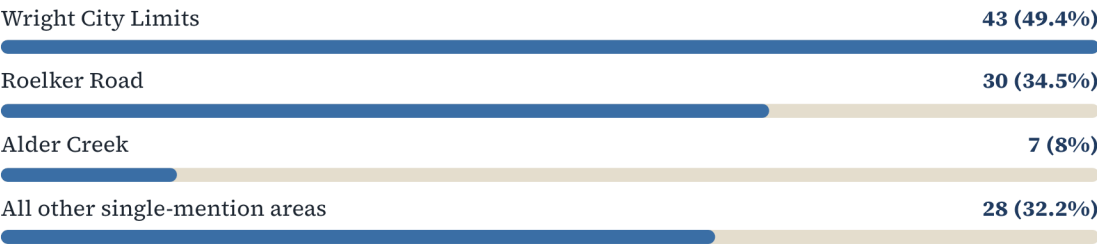
Individualized harm or concern (mark all that are true)

83 responses



Where signers reside (subdivision or area, select all that apply)

87 responses



Submitted by: **Dr. Jackie D. Ramey**, on behalf of the petitioners · 636-236-2126 ·
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