

**City of Wright City  
Planning and Zoning Commission Meeting  
Monday, August 18, 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, Frank Ellis, and Mark Brandt. Sean McDonnell was absent. City Staff present was City Clerk Abbie Ogborn and Building Inspector Lance Bauer. Others present were Kim Fast, Billy Ivie, Kim Arbuthnot via Zoom, Don Andrews via Zoom, Karey Owens, Leslie Lehr, Cole Prentence, and Rod Manglin.

**Call Meeting to Order**

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

**Approval of Minutes**

Tom Uhl moved to approve minutes from the July 21, 2025, 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    | Absent | Russ Lyons | Yea | Ramiz Hakim | Yea |

The motion passed 7-0.

**Public Comments**

A couple is interested in opening a coffee shop along North Elm Street at the four-way-stop near the gazebo. They would like to have a drive thru and are working through some of the logistics.

**Public Hearing**

**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. Cole Prentence with AutoZone, was available via Zoom and answered questions from the Commission. There will just be a few cosmetic items addressed. AutoZone plans to open December 13, 2025. There being no additional comments, Mr. Iannicola closed the hearing.

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

None

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

**Conditional Use Permit for Wright City Fire Protection District at 60 Bell Road** – Captain Scott Sateia with the Wright City Fire Protection District presented the Conditional Use Permit and proposed site plan for a new Fire House 1 along Bell Road. The department plans to go out for bid at the end of September 2025. Ramiz Hakim moved to accept the Conditional Use Permit application and site plan contingent upon right-of-way acquisition for the future expansion of Bell Road. 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    | Absent | Russ Lyons | Yea | Ramiz Hakim | Yea |

The motion passed 7-0.

**Conditional Use Permit for AutoZone at 441 North Service Road West** – Mayor Michelle Heiliger moved to accept the Conditional Use Permit as presented. 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    | Absent | Russ Lyons | Yea | Ramiz Hakim | Yea |

The motion passed 7-0.

**Macgruder Asphalt Plant Site Plan – East Side Roelker Road South of the Railroad** – All sales tax generated would be collected by the City of Wright City. A gate will be installed at the entrance to restrict unauthorized traffic. The company, a long-term business partner, has agreed to maintain and repair the road as it experiences wear. To reduce visual impact, a permanent tree line will be maintained along the middle of the property to screen the plant from view. Operations are projected to include approximately 100 truckloads per day, with about 50% of the product designated for commercial use. Signage will be installed as needed. The Planning and Zoning Commission has requested that hours of operation be scheduled to avoid conflicts with school start and dismissal times. Additionally, a 100-foot right-of-way dedication has been granted to the City for the future widening of Roelker Road. Mayor Michelle Heiliger moved to approve the site plan contingent upon right-of-way acquisition, to see the candlelight coverage plan. 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    | Absent | Russ Lyons | Yea | Ramiz Hakim | Yea |

The motion passed 7-0.

### **Building Official**

There are 11 active subdivision plats under construction with 6-10 commercial projects in progress. Vista on the Park Apartment complex received its final inspection and is completely built out. IworQ will complete onboarding on the ordinance portion of the new software in the coming weeks. A total number of inspections was provided for residential, commercial, and occupancy inspections year to date.

### **Commission Comments**

None

### **Adjournment**

Frank Ellis moved to adjourn the meeting at 7:00 p.m. 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    | Absent | Russ Lyons | Yea | Ramiz Hakim | Yea |

The motion passed 7-0.

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

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