



Jackie Ramey <jackiedramey@gmail.com>

Re: Supplemental Clarification-Vol. and Vol. 2/Complete Petition Submission — 50 Roelker Road

4 messages

Jackie Ramey <jackiedramey@gmail.com>

Tue, Jul 21, 2026 at 6:42 PM

To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Bcc: Jackie Ramey <jackiedramey@gmail.com>

Hello Abbie,

Can you please file this for the record and also forward to:

The City Attorney, the Honorable City Mayor, the Board of Aldermen, the Planning and Zoning Commission, the Zoning Officer, the Building/Permits Official, and any other official responsible for this matter" and has been filed for the record.

SUPPLEMENTAL CLARIFICATION TO THE BOARD OF ALDERMEN

Relationship Between Volume I and Volume II

Proposed Asphalt Operation · 50 Roelker Road · Wright City, Missouri

The petitioners respectfully clarify that Volume I and Volume II were submitted together and should be considered as complementary parts of the same request for corrective action.

Volume I identifies the failure to complete the mandatory boundary-adjustment process required by §410.010(G) before the June 11, 2026, conditional site-plan approval. That procedural defect provides an independently sufficient basis for rescission.

Volume II identifies a separate threshold issue: the administrative record does not establish the legal basis for treating the proposed permanent asphalt operation as a use permitted by right in the M-1 District. Volume II asks the Planning and Zoning Commission to identify the precise listed use claimed to authorize the operation, apply the relevant provisions of Chapter 405, conduct the required supplemental and compatibility review, and provide written findings to the Board before any new site-plan vote.

The petitioners are not asking the Board of Aldermen to make a new technical use-classification determination in place of the appropriate zoning review. They are asking the Board not to leave the existing approval in effect—or approve the site plan again—while the legal authorization for the proposed use remains undocumented and unresolved.

Accordingly, the petitioners respectfully request that the Board:

1. Rescind the June 11, 2026, conditional site-plan approval because it was granted before completion of the mandatory parcel-adjustment process required by §410.010(G), and because the administrative record does not establish the legal basis for treating the proposed permanent asphalt operation as a use permitted by right in the M-1 District.
2. Return the matter to the required procedural posture so that the boundary-adjustment process is completed and the Planning and Zoning Commission conducts and documents the use-classification, district-fit, compatibility, desirability, and supplemental-regulation review requested in Volume II.
3. Refrain from approving any new site plan until the Board has received the legally established and recorded parcel configuration, a completed site plan based upon that configuration, and written findings identifying the lawful zoning authorization for the proposed use.

This clarification does not replace Volumes I or II. It explains how the requested actions in those volumes operate together.

Thank you!

Dr. Jackie Ramey

On Mon, Jul 20, 2026 at 8:57 AM Abbie Ogborn <aogborn@wrightcitymo.gov> wrote:

Good morning, Jackie,

The email below and documents were forwarded to the following: "**City Attorney, the Honorable City Mayor, the Board of Aldermen, the Planning and Zoning Commission, the Zoning Officer, the Building/Permits Official**, and any other official responsible for this matter" and has been filed for the record.

Thank you,

Abbie Ogborn, CMC/MRCC/CMO

City Clerk / Manager

City of Wright City

636-745-3101 ext. 101 or 5

aogborn@wrightcitymo.gov



[636 Westwoods Road, Wright City, MO 63390](#)

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From: Jackie Ramey <jackiedramey@gmail.com>

Sent: Monday, July 20, 2026 7:59 AM

To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Subject: Updated Complete Petition Submission — 50 Roelker Road

(EXTERNAL EMAIL)

To: Abbie Ogborn, City Clerk [aogborn@wrightcitymo.gov]

Subject: Petition Submission — Volumes I–IV (50 Roelker Road)

Good Morning Abbie,

Thank you for your Friday email. I apologize for the lack of clarity in my delivery directions. I have consolidated the updated materials into this single email for forwarding. Please do not forward the earlier

email chain or any prior versions of the petitions. This email and the four attached volumes replace all previous submissions.

Please forward this email and all attached documents to the **City Attorney, the Honorable City Mayor, the Board of Aldermen, the Planning and Zoning Commission, the Zoning Officer, the Building/Permits Official**, and any other official responsible for this matter. Please also file the complete packet in the official City record.

July 20, 2026

Greetings, Mayor Heiliger, Members of the Board of Aldermen, Planning and Zoning Commissioners, and City Officials:

We recognize that many of you serve our community as elected leaders, employees, and volunteers, and we sincerely appreciate the time and care you give to Wright City.

Our town is growing through new housing, expanding businesses, new residents, and evolving ordinances intended to guide that growth. That growth has also brought many positive additions, including fresh produce stands, community activities, support for the local food pantry, and food trucks that bring neighbors together over a hearty meal and friendly conversation. These are the kinds of efforts that give a growing town warmth, character, and a strong sense of community.

While growth can be exciting and rewarding, it can also bring difficult questions, confusion, and conversations that may feel awkward or uncomfortable. Those moments can create opportunities for greater clarity, stronger processes, and better outcomes.

Zoning law has many moving and interrelated parts, and it can be difficult for any of us to navigate. Our hope is that the Code can serve as a neutral guide, keeping the focus on the required process rather than on any individual person or decision. By following the Code as written and remaining willing to learn from one another, we can reduce unnecessary risk and uncertainty for the City, the property owner, and the community.

From what I have witnessed so far, I see a strong sense of integrity and commitment within this town. I appreciate your willingness to engage in these discussions and look forward to seeing Wright City continue to grow and flourish as we work through these issues together.

Although each volume is directed primarily to a particular City body or function, all four volumes should be provided to every recipient. The petitions and supporting record are intertwined, and the requested actions require consideration of the complete procedural sequence. A great deal of thought and collaboration went into organizing a well-designed, comprehensive petition to our city leaders to best share everyone's collective concerns, wishes, and hope for respectfully sharing their voice and knowledge. Many participants have deep feelings they have been unable to voice, not because they lack the desire, but because they lack the confidence to portray the impact of adding an asphalt plant next to the life dreams and legacy they intend to pass on for years to come.

Please accept and review the following public petitions:

Volume I — Board of Aldermen Petition. Requests rescission of the June 11, 2026, conditional site-plan approval and adherence to §410.010(G) before further site-plan action.

Volume II — Planning and Zoning Commission Petition. Requests review and recommendation concerning the proposed use, classification, desirability, compatibility, and location.

Volume III — Administrative Record and Supporting Documents. Contains the records and Code provisions supporting both petitions.

Volume IV — Supplemental Exhibits and Petitioner Materials. Contains additional exhibits, signatures, and supporting materials.

For convenience, the complete packet is also available for digital viewing here: <https://wright-city-neighbors.netlify.app/petition%20-%20volumes%20i-iv.dc>

Please confirm receipt, distribution of the complete packet, and filing in the official record.

Respectfully,

Dr. Jackie D. Ramey

701 Seaside Drive, Wright City, MO 63390

On behalf of the undersigned petitioners

Jackie Ramey <jackiedramey@gmail.com>

Wed, Jul 22, 2026 at 8:43 AM

To: "ljzuhone@gmail.com" <ljzuhone@gmail.com>, Vicki Zuhone <vickizuhone@gmail.com>

I would like to read this during the comment section since I added it to for clarification and then during the discussion, they already have the petition I can talk to that

Dr. Jackie Ramey

[Quoted text hidden]

Abbie Ogborn <aogborn@wrightcitymo.gov>

Wed, Jul 22, 2026 at 4:26 PM

To: Jackie Ramey <jackiedramey@gmail.com>

Good afternoon, Jackie,

This has been forwarded to: **The City Attorney, the Honorable City Mayor, the Board of Aldermen, the Planning and Zoning Commission, the Zoning Officer, the Building/Permits Official, and any other official responsible for this matter" and has been filed for the record.**

Thank you,

Abbie Ogborn, CMC/MRCC/CMO

City Clerk / Manager

City of Wright City

636-745-3101 ext. 101 or 5

aogborn@wrightcitymo.gov



636 Westwoods Road, Wright City, MO 63390

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From: Jackie Ramey <jackiedramey@gmail.com>

Sent: Tuesday, July 21, 2026 6:42 PM

To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Subject: Re: Supplemental Clarification-Vol. and Vol. 2/Complete Petition Submission — 50
Roelker Road

[Quoted text hidden]

Jackie Ramey <jackiedramey@gmail.com>

Wed, Jul 22, 2026 at 6:03 PM

To: Abbie Ogborn <aogborn@wrightcitymo.gov>

Thank you, Abbie!

Dr. Jackie Ramey

[Quoted text hidden]