

**PLANNING AND ZONING COMMISSION MINUTES
MARCH 9, 2022**

The Planning and Zoning Commission met on Wednesday, March 9, 2022 at 3:00 p.m. in the Council Chambers in City Hall, 18 East 4th Street, Fulton, Missouri. Joan Berry Morris, President of the Commission, called the meeting to order at 3:00 p.m. Roll call was noted by the Deputy City Clerk, and the members present were: Lewis Beaty, Michael Eibel, Les Hudson, Pat Kelley, Ken McSwain, Joan Berry Morris, Ron Oldani, and Jeremy Washington. Also present were Mike West, Council Liaison; Dennis Houchins, Planning and Protective Services Director; Laure Long, Deputy City Clerk; Mayor Cannell; Courtney Doyle, City Clerk; and Scott Hanson.

COMMENTS FROM VISITORS:

There were none.

APPROVAL OF MINUTES:

Motion was offered by Les Hudson and seconded by Michael Eibel to approve the May 12, 2021 minutes as presented. Motion carried with eight members of the commission voting in favor.

FULTON ZONING CODE UPDATE DISCUSSION:

Dennis Houchins, Planning and Protective Services Director, informed the commission the City met with Mid-Missouri Regional Planning Commission (MMRPC) a few years ago about updating Appendix A – Zoning, of the Code of The City of Fulton, Missouri, and at that time was going to cost \$20,000-\$40,000 to have it updated.

Houchins explained the City was contacted by MMRPC last year in regards to a zero match grant that was available, and that is how and why the City is pursuing the zoning update. Houchins said the update is refreshing the current Zoning Code; making it more user friendly and bringing it to a format that other cities are using.

Houchins introduced Scott Hanson, Senior Urban & Regional Planner with Crawford, Murphy & Tilly (CMT). Hanson explained CMT is a civil engineering firm and was awarded the project. Hanson said he works with municipalities about the size of Fulton.

Hanson explained the revision takes the Zoning Code out of Appendix A – Zoning and assigns it to Chapter 120 of the Code of the City of Fulton, Missouri.

Hanson began reviewing the proposed Chapter 120 Zoning.

Commissioner Morris questioned including the word “morals” in the explanation of Article I General Provisions, Section 120.0 Purpose, Item A. Morris said she didn’t want to make judgments based on morals.

After some discussion, the commission decided they would like to omit the word “morals” from that excerpt.

Houchins brought up accessory structures for discussion. He said there had been issues with the sizes allowed on different pieces of property, and the revision increases the maximum allowable structure size according to the lot size.

Discussion followed on the commission thinking the revised accessory structure size allowed is too large for certain lot sizes. After further discussion, the commission would like to see that section changed. The commission would like to see ½ acre to 1 acre lot size change to 1,500 square feet of maximum allowable structure size, and then move up in increments of 500 square feet from there.

Commissioner Oldani asked if a homeowner is able to rent out their garage or accessory structure after going through Section 120.400 Accessory structures and uses, Item A, Number 5, letter g, "Be rented or occupied for financial consideration". Oldani would like more clarification on that item in the revision, and also with the erection of accessory structures.

There was some discussion about Section 120.620 Off-street parking and loading regulations. Commissioner Oldani asked about parking requirements for bed and breakfasts and said he thinks five spaces, plus one space for each sleeping room or suite is a lot of parking to require.

After some discussion, the commission would like to see bed and breakfasts separated from hotels and motels, and to change their parking requirement from five parking spaces to two parking spaces, plus one space for each sleeping room or suite.

Also under Section 120.620, the commission would like to see portable versus permanent accessory structures defined, and would like to see a minimum five-foot setback from any side or rear lot line for swimming pools.

Hanson reviewed the new Matrix table for permitted and conditional uses allowed in all zoning districts.

Commissioner Morris noted on page four, "Newspaper publishing and sales" should have a "P" (permitted) in the C-1 and C-2 Commercial columns.

Commissioner Hudson asked Houchins if the revision is something he likes and can enforce.

Hanson replied saying you can create many regulations and said Houchins has done a good job with the changes with what is enforceable and gave him good guidance. Hanson and Houchins both said the revision is much more readable and user friendly, and said further additions can always be made.

Houchins explained they will take the commission's suggestions, make modifications, and send the revised version to Tom Riley, City Attorney. The next Planning and Zoning Commission meeting will be held on March 30, 2022 at 5:15 p.m., with the commission to hold a public hearing and to make a recommendation to the City Council.

OTHER BUSINESS:

There was no other business to discuss at this meeting.

ADJOURNMENT:

Motion to adjourn was offered by Commissioner McSwain and seconded by Commissioner Morris, and the meeting adjourned at 4:33 p.m.

Laure Long
Deputy City Clerk