

**PLANNING AND ZONING COMMISSION MINUTES
MARCH 30, 2022**

The Planning and Zoning Commission met on Wednesday, March 30, 2022 at 5:15 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 5:15 p.m. Roll call was noted by the Deputy City Clerk, and the members present were: Lewis Beaty, Les Hudson, Pat Kelley, Ken McSwain, Joan Berry Morris, Ron Oldani, and Jeremy Washington. Absent was member Michael Eibel. Also present were Mike West, Council Liaison; Dennis Houchins, Planning and Protective Services Director; Laure Long, Deputy City Clerk; and Darrell Dunlap.

COMMENTS FROM VISITORS:

There were none.

APPROVAL OF MINUTES:

Motion was offered by Les Hudson and seconded by Ken McSwain to approve the March 9, 2022 minutes as presented. Motion carried with seven members of the commission voting in favor, and one member (Eibel) absent.

Houchins said that he and Scott Hanson made the recommended changes to the Zoning Ordinance draft that were discussed at the last Planning and Zoning Commission meeting.

PUBLIC HEARING:

Joan Berry Morris declared the hearing open at 5:20 p.m.

Dennis Houchins, Planning and Protective Services Director, said the hearing was being held to consider amendments to the Zoning Ordinance relating to existing and new zoning requirements and districts applicable to all property in the City of Fulton.

Morris gave the first call for anyone to speak in favor of the zoning change.

Darrell Dunlap, 901 Court Street, said he spoke to Dennis Houchins, Planning and Protective Services Director, about accessory buildings and Dunlap said he would like to modernize and increase the square footage allowed to meet today's environment.

Morris gave the second call for anyone to speak in favor of the zoning change.

No one responded.

Morris gave the third and final call for anyone to speak in favor of the proposed zoning change.

No one responded.

Morris gave the first call for anyone to speak in opposition of the proposed zoning change.

No one responded.

Morris gave the second call for anyone to speak in opposition of the proposed zoning change.

No one responded.

Morris gave the third and final call for anyone to speak in opposition of the proposed zoning change.

No one responded.

There being no speakers, Morris closed the hearing at 5:21 p.m.

FULTON ZONING CODE AMENDMENTS DISCUSSION AND RECOMMENDATION:

Morris put the Fulton Zoning Code Amendments to the commission for discussion.

Motion was offered by Les Hudson and seconded by Ron Oldani to approve the Fulton Zoning Code Amendments as presented with clerical updates that will be provided by City Counselor Tom Riley, and to recommend passage by the City Council.

Roll call vote of members of the commission were as follows: Les Hudson, YES; Pat Kelley, YES; Ken McSwain, YES; Joan Berry Morris, YES; Ron Oldani, YES; Jeremy Washington, YES; Lewis Beaty, YES.

Motion carried with seven members of the commission voting in favor, and one member (Eibel) absent.

OTHER BUSINESS:

There was some discussion on Planned Unit Developments (PUD). Houchins said they were also working on a new developer friendly Section on PUD; the new version will still give the Planning and Zoning Commission and City Council control, but the developer will not have to spend a lot of money to see if their plan will be approved.

Houchins explained once the PUD Section is approved by the City Council, it will allow Kyle Bruemmer, City Engineer, and himself to approve minor changes, but major changes will go back to the Planning and Zoning Commission and City Council.

After some discussion, Houchins asked the commission to review the PUD proposal and to send him feedback.

ADJOURNMENT:

Motion to adjourn was offered by McSwain and seconded by Morris, and the meeting adjourned at 5:28 p.m.