

PLANNING AND ZONING COMMISSION MINUTES
APRIL 27, 2022

The Planning and Zoning Commission met on Wednesday, April 27, 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 5:16 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 Dennis Houchins, Planning and Protective Services Director; Laure Long, Deputy City Clerk, Renee Tyler, Director of Administration; and visitors Steven Derry, Crystal Aulbur, and Glen Kravitz.

COMMENTS FROM VISITORS:

Dennis Houchins, Planning and Protective Services Director, introduced the City's new Director of Administration, Renee Tyler to the Commission.

APPROVAL OF MINUTES:

Motion was offered by Les Hudson and seconded by Ron Oldani to approve the March 30, 2022 minutes as presented. Motion carried with eight members of the commission voting in favor.

PUBLIC HEARINGS: (3)

Joan Berry Morris declared the first hearing open at 5:17 p.m.

Dennis Houchins said the hearing was being held to hear the request of Travis and Crystal Aulbur for a zoning change from R-2 Residential District to C-2 Commercial District for a tract of land located at 917 Walnut Street in Fulton, Missouri.

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

Crystal Aulbur, 815 Evergreen, said she and her husband purchased the property located at 917 Walnut Street in February and said they also own the Fulton Train Depot next door.

She informed the Commission her intent for 917 Walnut is to turn it into a small commercial establishment operated by Grae Studio, LLC and operate a studio and small retail business to support the Fulton Train Depot.

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

Glen Kravitz, 907 E. Walnut Street, a neighbor to the property, said the owners have made many improvements and fully supports what they are doing.

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.

Morris declared the second hearing open at 5:21 p.m.

Dennis Houchins said the hearing was being held to hear the request of Travis and Crystal Aulbur for a zoning change from M-1 Manufacturing District to C-2 Commercial District for a tract of land located at 1005 Walnut Street in Fulton, Missouri.

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

Crystal Aulbur, 815 Evergreen, said within the existing M-1 Manufacturing District she is able to operate commercially, but feels there is more freedom to expand her offerings and maintain the structure for years to come if the zoning was changed to C-2 Commercial District.

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

Glen Kravitz, 907 E. Walnut Street, said he appreciates what Crystal Aulbur is doing to the neighborhood and fully supports it.

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

Steven Derry, 1415 Kenwood Drive, expressed his long history with the Fulton Train Depot and as a retired railroader. Mr. Derry said the Depot was the start of his passion and career in the railroad industry and he applauds Crystal and hopes she can do wonders with it. Mr. Derry said a large fan base, including him, would like to see the Depot restored, and expressed the importance of the building.

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 5:26 p.m.

Morris declared the third hearing open at 5:26 p.m.

Dennis Houchins said the hearing was being held to hear the request of Huey Properties for a zoning change from R-1 Residential District to R-3 Residential District for a tract of land located north and adjacent to Jamestown Drive in Fulton, Missouri.

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

No one responded.

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 5:27 p.m.

917 WALNUT STREET ZONING CHANGE DISCUSSION AND RECOMMENDATION

Morris put the first zoning change request, 917 Walnut Street, to the commission for discussion.

Motion was offered by Ken McSwain and seconded by Mike Eibel to approve the zoning change request made for the tract of land located at 917 Walnut Street and to recommend passage by the City Council.

Roll call vote of members of the commission were as follows: Mike Eibel, YES; 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 eight members of the commission voting in favor.

1005 WALNUT STREET ZONING CHANGE DISCUSSION AND RECOMMENDATION

Morris put the second zoning change request, 1005 Walnut Street, to the commission for discussion.

Motion was offered by Les Hudson and seconded by Mike Eibel to approve the zoning change request made for the tract of land located at 1005 Walnut Street 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; Mike Eibel, YES.

Motion carried with eight members of the commission voting in favor.

JAMESTOWN DRIVE ZONING CHANGE DISCUSSION AND RECOMMENDATION

Morris put the third zoning change request, Jamestown Drive, to the commission for discussion.

Dennis explained the intent for the zoning change is for the construction of more duplexes along Jamestown Drive. Dennis told the Commission the entrance will be located off of Jamestown Drive and not along Chestnut Street.

Motion was offered by Ken McSwain and seconded by Les Hudson to approve the zoning change request made for the tract of land located at Jamestown Drive and to recommend passage by the City Council.

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

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

OTHER BUSINESS:

There was no other business to discuss at this meeting.

ADJOURNMENT:

Motion to adjourn was offered by Les Hudson and seconded by Mike Eibel, and the meeting adjourned at 5:31 p.m.

Laure Long
Deputy City Clerk