

**PLANNING AND ZONING COMMISSION MINUTES**  
**JUNE 2, 2022**

The Planning and Zoning Commission met on Thursday, June 2, 2022 at 5:15 p.m. in the Council Chambers in City Hall, 18 East 4<sup>th</sup> 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, Michael Eibel, Les Hudson, Ken McSwain, Joan Berry Morris, Ron Oldani, and Jeremy Washington. Absent was member Pat Kelley. Also present were Dennis Houchins, Planning and Protective Services Director; Laure Long, Deputy City Clerk; Mike West, Council Liaison; and visitors Melissa Cassidy, Brad Cassidy, David McDaniel, and Alisa Braun.

**COMMENTS FROM VISITORS:**

There were no comments from visitors at this meeting.

**APPROVAL OF MINUTES:**

Motion was offered by Les Hudson and seconded by Ron Oldani to approve the April 27, 2022 minutes as presented. Motion carried with seven members of the commission voting in favor, and one member (Kelley) absent.

**PUBLIC HEARINGS: (2)**

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

Morris said the hearing was being held to hear the request of Dennis and Angela Bacon for a zoning change from R-1 Residential District to R-3 Residential District for a tract of land located at 1300 Cote Sans Dessein Road in Fulton, Missouri.

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

David McDaniel, McDaniel Realty Broker, said he was there representing Dennis and Angela Bacon and wanted to speak in favor of the proposed zoning change in order to correct an issue with the zoning district that has been there for a long time.

Ronnie and Alisa Brown, 1 Arrow Street, expressed concern with parking on their street and asked for a better explanation of how the zoning change would affect their property. The Browns said they are having issues with neighbors who are not using their designated parking lot or spaces. The Browns said their neighbors are parking along both sides of the street and it is affecting their access to their own property.

Dennis Houchins, Planning and Protective Services Director, explained the proposed zoning change would not be addressing any parking issues. Houchins informed the Browns to contact Kyle Bruemmer, City Engineer, and express their concerns with him.

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 5:22 p.m.

Morris declared the second hearing open at 5:23 p.m.

Morris said the hearing was being held to hear the request of Steve Hardin and Rebecca Giovanini for a zoning change from R-1 Residential District to R-3 Residential District for a tract of land located at 2 Arrow Street and 1302 Cote Sans Dessein Road in Fulton, Missouri.

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

David McDaniel, McDaniel Realty Broker, said he was there representing Steve Hardin and Rebecca Giovanini and wanted to speak in favor of the proposed zoning change in order to correct an issue with the zoning district that has been there for a long time.

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 5:24 p.m.

### **1300 COTE SANS DESSEIN ROAD ZONING CHANGE DISCUSSION AND RECOMMENDATION**

Morris put the first zoning change request, 1300 Cote Sans Dessein Road, to the commission for discussion.

Dennis Houchins said the buildings are currently non-conforming, and re-zoning the property to R-3 Residential District would match the other buildings that are there. Houchins said it has been this way for years and has needed corrected.

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 1300 Cote Sans Dessein Road 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; 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 (Kelley) absent.

### **2 ARROW STREET AND 1302 COTE SANS DESSEIN ROAD ZONING CHANGE DISCUSSION AND RECOMMENDATION**

Morris put the second zoning change request, 2 Arrow Street and 1302 Cote Sans Dessein Road, to the commission for discussion.

Motion was offered by Les Hudson and seconded by Ken McSwain to approve the zoning change request made for the tract of land located at 2 Arrow Street and 1302 Cote Sans Dessein Road and to recommend passage by the City Council.

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

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

**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 5:29 p.m.

---

Laure Long  
Deputy City Clerk