

PLANNING AND ZONING COMMISSION MINUTES
September 7, 2022

The Planning and Zoning Commission met on Wednesday, September 7, 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 Executive Assistant, and the members present were: Lewis Beaty, Michael Eibel, Les Hudson, Brooke Bartlett, Ken McSwain, Joan Berry Morris, Ron Oldani, and Jeremy Washington. Also present were Dennis Houchins, Planning and Protective Services Director; Angela Hayward, Executive Assistant; Mike West, City Council liaison and visitors Geneva Detienne, Lemoine Tisch, Teri Arms, Nancy Hanson, Linda Oberman, John McAtee, Cynthia Hutsell, Cathy Morse, Cindy Baker and Teresa Chambers.

COMMENTS FROM VISITORS:

There were no comments from visitors at this meeting.

APPROVAL OF MINUTES:

Motion was offered by Les Hudson and seconded by Jeremy Washington to approve the June 2, 2022 minutes as presented. Motion carried with eight members of the commission voting in favor.

ELECTION OF OFFICERS:

Election of officers was removed from the agenda and will be held at a future meeting.

PUBLIC HEARINGS: (3)

Joan Berry Morris declared the first hearing open at 5:19 p.m.

Dennis Houchins said the hearing was being held to hear the request of Aaron and Michelle Rigdon for a zoning change from C-NB Commercial Neighborhood Business District to R-3 Residential District for a tract of land located at 1016 Bluff Street.

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 5:22 p.m.

Morris declared the second hearing open at 5:22 p.m.

Dennis Houchins said the hearing was being held to hear the request of Ray and Diane Buchli for a zoning change from R-2 Residential District to C-2 Commercial District for a tract of land located at 304 E. 10th Street.

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 5:24 p.m.

Morris declared the third hearing open at 5:24 p.m.

Dennis Houchins said the hearing was being held to hear the request of John McAtee for a zoning change from R-1 Residential District to R-3 Residential District for a tract of land located at the end of Manor Drive.

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

Nancy Hanson, 1427 Erik Place, proposed the new construction plan for the Manor Drive property and provided board members with informational brochures. The organization haven't met with an engineering team yet so they don't have specifics, but WeBuilt would like to build 11 duplexes on approximately one acre of that lot for people with special needs, such as autism.

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

Lemoine Tisch, 307 Meadowlark Lane, is not opposed to the rezoning or planned build but has concerns about the water run-off from that property and hopes that that would be addressed prior to the project start date.

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

Cathy Morse, 106 E Chestnut Street, believes the proposed project is something that we could brag about in our community, it would be something that we could be proud of and she is in full support of the project.

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

Teresa Chambers, 505 Meadowlark Lane, is worried about their "green space". She feels that residents on Meadowlark need the trees to clean the airspace to avoid smells from the potato chip factory, as well as, the trees provide shade for the walking area. She asks that we let nature do its part and not cut down the trees.

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

Cynthia Hutsell, 405 Meadowlark Lane, has concerns about the rezoning. She received the notice and isn't sure how or if it will affect her property. She would also like to know how close the new community would be to her home.

Dennis Houchins responded that he hasn't seen any preliminary site plans so he cannot answer that at this time but there would be a property line set-back requirement to prohibit building right on a property line.

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

No one responded.

There being no other speakers, Morris closed the hearing at 5:35 p.m.

1016 BLUFF STREET ZONING CHANGE DISCUSSION AND RECOMMENDATION:

Morris put the first zoning change request, 1016 Bluff Street, to the commission for discussion.

Motion was offered by Les Hudson and seconded by Ron Oldani to approve the zoning change request made for the tract of land located at 1016 Bluff 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; Brooke Bartlett, 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.

304 E 10th STREET ZONING CHANGE DISCUSSION AND RECOMMENDATION:

Morris put the second zoning change request, 304 E 10th Street, to the commission for discussion.

Motion was offered by Mike Eibel and seconded by Ron Oldani to approve the zoning change request made for the tract of land located at 304 E 10th Street and to recommend passage by the City Council.

Roll call vote of members of the commission were as follows: Les Hudson, YES; Brooke Bartlett, 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.

MANOR DRIVE ZONING CHANGE DISCUSSION AND RECOMMENDATION:

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

Mike West does not believe that the property should be re-zoned to R-3. Discussion followed as to why it was determined to re-zone as R-3 instead of R-2 and Les reminded the commission that the re-zoning is for the property itself, not what the buyer plans to build.

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

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

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

SUBDIVISION DISCUSSION:

Dennis explained the changes in the subdivision chapter would give the city more authority to maintain those areas. Much discussion followed and commission members were asking for more information from Kyle Bruemmer and Scott Hanson. A commission meeting was scheduled for September 20, 2022 to go over those questions.

Motion was offered by Les Hudson and seconded by Ron Oldani to not advance the proposed changes to Chapter 102, Subdivisions, Fulton City Code to the City Council until after the meeting on September 20, 2022.

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

Mr. Ken McSwain left the meeting at approximately 6:15 PM

ANNEXATION DISCUSSION:

Callaway County is a county that doesn't have any zoning requirements. Mike West doesn't like that property would be annexed in un-zoned. State Statutes do not allow property to be annexed in City limits that have been designated with a zoning classification. The process of applying a zoning classification would occur after the property has been annexed into city limits. Much discussion followed and commission members were asking for more information about the possible changes.

Motion was offered by Ron Oldani and seconded by Les Hudson to not advance the proposed changes to Section 120-11, Zoning Classification Upon Annexation, Fulton City Code to the City Council until after the meeting on September 20, 2022 when more information could be gathered and discussed.

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

OTHER BUSINESS:

Next meeting to be held on September 20, 2022 at 5:15 PM to go over the subdivision and annexation changes with Kyle Bruemmer and Scott Hanson.

Next City Council Meeting September 27, 2022 at 6:30 PM.

ADJOURNMENT:

Motion to adjourn was offered by Les Hudson and seconded by Jeremy Washington, and the meeting adjourned at 6:34 p.m.

Angela Hayward
Executive Assistant