

**PLANNING AND ZONING COMMISSION MINUTES
OCTOBER 12, 2022**

The Planning and Zoning Commission met on Wednesday, October 12, 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: Brooke Bartlett, Lewis Beaty, Michael Eibel, Les Hudson, Ken McSwain, Joan Berry Morris, and Ron Oldani. Absent was member Jeremy Washington. Also present were Dennis Houchins, Planning and Protective Services Director; Laure Long, Deputy City Clerk; Mike West, Council Liaison; and visitors Amzie and Emma Troyer, and Java Harrison.

COMMENTS FROM VISITORS:

There were no comments from visitors at this meeting.

APPROVAL OF MINUTES:

Motion was offered by Les Hudson and seconded by Mike Eibel to approve the September 20, 2022 minutes as presented. Motion carried with seven members of the commission voting in favor, and one member (Washington) absent.

PUBLIC HEARING:

Joan Berry Morris declared the hearing open at 5:16 p.m.

Morris said the hearing was being held to hear the request of Wizard Properties, LLC for a zoning change from R-2 Residential District to M-1 Industrial District for a tract of land located at the intersection of State Road O and State Road UU in Fulton, Missouri.

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

Java Harrison, 1601 State Road UU, questioned how the zoning change would affect her property value, taxes, the traffic flow, and what would be happening with the land.

Dennis Houchins, Planning and Protective Services Director, said the application for zoning change listed the proposed use to be for a gravel stockpile. Houchins explained the current R-2 zoning doesn't allow for that usage, and said this would correct the zoning issue and allow for it. Houchins said the zoning change won't affect the neighboring owners' taxes.

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

Amzie Troyer, 1605 State Road UU, expressed concern with how the zoning change would affect his property value.

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.

INTERSECTION OF STATE ROAD O AND STATE ROAD UU ZONING CHANGE DISCUSSION AND RECOMMENDATION

Morris put the zoning change request, intersection of State Road O and State Road UU, to the commission for discussion.

Les Hudson said there has always been gravel there and the zoning change will correct the allowable use on that tract of land.

Houchins explained an applicant applied for a business license for a gravel business at the proposed site, which led to discovering the area is inside city limits, but wasn't zoned properly, and that the rezoning will correct the issue.

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 the intersection of State Road O and State Road UU and to recommend passage by the City Council.

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

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

OTHER BUSINESS:

There was no other business to discuss at this meeting.

ADJOURNMENT:

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