

PLANNING AND ZONING COMMISSION MINUTES
APRIL 19, 2023

The Planning and Zoning Commission met on Wednesday, April 19, 2023, at 5:15 p.m. in the Council Chambers in City Hall, 18 East 4th Street, Fulton, Missouri. Chair Joan Berry Morris called the meeting to order at 5:15 p.m. Roll call was noted by the City Clerk, and the members present were: Lewis Beaty, Michael Eibel, Les Hudson, Ken McSwain, Ron Oldani, and Jeremy Washington. Brooke Bartlett was absent. Also present were Kyle Bruemmer, City Engineer; Alan Combs, Council Liaison; Kathie Ratliff, City Clerk; and visitors Dana Spires, Gerald Spires, Cory Rainmiller, Bettina Korte-Sweede, and others.

COMMENTS FROM VISITORS:

There were no comments from visitors at this meeting.

APPROVAL OF MINUTES:

Motion was offered by Commissioner Hudson and seconded by Commissioner Oldani to approve the March 22, 2023 minutes as presented.

Motion carried with six members of the Commission voting in favor, and two members (Bartlett, Eibel) absent.

PUBLIC HEARING:

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

Chair Morris said the hearing was being held to determine if the tract of land located at 303 Claymine Drive be rezoned from R-1, Residential District to C-2, Commercial.

Chair 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 zoning change. No one responded.

Morris gave the first call for anyone to speak in opposition of the proposed zoning change. Cory Rainmiller stated he owns the property at 298 Claymine Drive. He stated that a storage unit brings crime, lowers the property rates of surrounding homes, looks unappealing, and believes that a commercial property does not belong in the center of a residential area.

Morris gave the second call for anyone to speak in opposition of the proposed zoning change. Dana Spires, 208 Claymine Drive, stated that her family recently rebuilt the home at that address. She stated that she would like the address to remain residential.

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

Bettina Korte-Swede, 298 Claymine, rents a home in that area as she believes it's a safe location with less traffic flow and is close to the school district. Her past work history was with the Callaway County Sheriff's office and she has working knowledge that storage units are often broken into and robbed. She does not support this zoning change.

Morris gave the final call for anyone to speak in opposition of the proposed zoning change. Councilman Alan Combs encouraged the Commission to leave the residential property zoned as such. She stated that if rezoned to a Commercial District, any commercial business can be placed there regardless of current promise. He stated that the road cannot handle the additional traffic and doesn't believe this is a feasible rezoning.

Jerald Spires, 208 Claymine Drive, wanted to add that their family gutted the home at that address and rebuilt it. He stated that it has increased in value. He believes the property values in that area are good and he is in favor of it remaining a residential area.

There being no further speakers, Morris closed the hearing at 5:25 p.m.

303 CLAYMINE DRIVE ZONING CHANGE DISCUSSION AND RECOMMENDATION

Chair Morris put the zoning change request, 303 Claymine Drive, to the commission for discussion.

City Engineer Kyle Bruemmer echoed Councilman Combs narrative related to traffic on that narrow of a residential street.

Chair Morris added that the commission looks at the best interests of our city's citizens and believes that rezoning this area as C-2 is not the best choice.

Motion was offered by Commissioner Hudson and seconded by Commissioner Oldani to approve the zoning change request made for the tract of land located at 303 Claymine Drive, to be rezoned from R-1, Residential District to C-2, Commercial.

Roll call vote of members of the commission was as follows: Lewis Beaty, NO; Les Hudson, NO; Ken McSwain, NO; Joan Berry Morris, NO; Ron Oldani, NO; and Jeremy Washington, NO.

Motion failed with six members of the Commission voting in favor, and two members (Bartlett, Eibel) absent.

Motion was offered by Commissioner Morris and seconded by Commissioner Oldani to not recommend the zoning change request made for the tract of land located at 303 Claymine Drive for passage by the City Council.

Motion carried with six members of the Commission voting in favor, and two members (Bartlett, Eibel) absent.

OTHER BUSINESS:

Motion was offered by Commissioner Hudson and seconded by Commissioner Washington to set the fourth Tuesday of the month as an established day for Planning and Zoning Commission meetings if there is a need to meet.

Historically, if a citizen made a request, the Planning & Zoning Commission would attempt to find a date that works for all members schedules. At times, meeting quorum failed. The City Clerk shared that Fulton City Code states that the commission shall meet to establish a regular meeting date and thereafter shall meet at least twice a year. If no other business is needed to attend to, there will be no planning and zoning meeting held that month, except for the required meetings in January and July. Additionally, special meetings may be called at any time as needed.

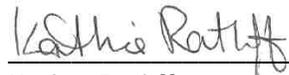
Roll call vote of members of the commission was as follows: Les Hudson, YES; Ken McSwain, YES; Joan Berry Morris, YES; Ron Oldani, YES; Jeremy Washington, YES; and Lewis Beaty, YES.

Motion carried with six members of the Commission voting in favor, and two members (Bartlett, Eibel) absent.

ADJOURNMENT:

Motion to adjourn was offered by Commissioner Morris and seconded by Commissioner McSwain, and the meeting adjourned at 5:55 p.m.

Respectfully submitted,



Kathie Ratliff

City Clerk