

**PLANNING AND ZONING COMMISSION MINUTES
DECEMBER 28, 2022**

The Planning and Zoning Commission met on Wednesday, December 28, 2022, at 5:15 p.m. in the Council Chambers in City Hall, 18 East 4th Street, Fulton, Missouri. Ron Oldani called the meeting to order at 5:15 p.m. Roll call was noted by the City Clerk, and the members present were: Brooke Bartlett, Lewis Beatty, Michael Eibel, Ken McSwain, and Ron Oldani. Absent were members Les Hudson, Joan Berry Morris, and Jeremy Washington. Also present were Dennis Houchins, Planning and Protective Services Director; and Kathie Ratliff, City Clerk. No visitors were present.

COMMENTS FROM VISITORS:

There were no comments from visitors at this meeting.

APPROVAL OF MINUTES:

Motion was offered by Lewis Beatty and seconded by Mike Eibel to approve the October 12, 2022 minutes as presented. Motion carried with five members of the commission voting in favor, and three members (Hudson, Morris, and Washington) absent.

PUBLIC HEARING:

Ron Oldani declared the hearing open at 5:18 p.m.

Oldani said the hearing was being held to determine if the property owned by CJ Property, LLC, located at Tennyson Road (Willow Creed Subdivision South) should be rezoned from A-1 Agricultural to C-2 Commercial.

Oldani gave the first call for anyone to speak in favor of the zoning change.
No one responded.

Oldani gave the second call for anyone to speak in favor of the zoning change.
No one responded.

Oldani gave the third and final call for anyone to speak in favor of the zoning change.
No one responded.

Oldani gave the first call for anyone to speak in opposition of the proposed zoning change.
No one responded.

Oldani gave the second call for anyone to speak in opposition of the proposed zoning change.
No one responded.

Oldani gave the third and final call for anyone to speak in opposition of the proposed zoning change.
No one responded.

There being no speakers, Oldani closed the hearing at 5:19 p.m.

WILLOW CREEK SUBDIVISION (SOUTH) ZONING CHANGE DISCUSSION AND RECOMMENDATION

Oldani put the zoning change request, Willow Creek Subdivision (South) to the commission for discussion.

Houchins explained that he believes the owners would like to move from A-1 Agricultural to C-2 Commercial to match the existing property in that area.

Bartlett asked if subdivisions are typically zoned commercial. Houchins explained that C-2 zoning allows for the development of duplex and fourplex homes.

Bartlett shared that she's not sure she's in favor of mixed zoning. Houchins responded that all adjacent properties in this are zoned C-2.

Motion was offered by Ken McSwain and seconded by Michael Eibel to recommend the zoning change request made for the tract of land owned by CJ Property, LLC located at Tennyson Road (Willow Creek Subdivision South) and to recommend passage by the City Council.

Roll call vote of members of the commission was as follows: Lewis Beaty, YES; Mike Eibel, YES; Ken McSwain, YES; Ron Oldani, YES; Brooke Bartlett, YES.

Motion carried with five members of the commission voting in favor, and three members (Hudson, Morris, and Washington) absent.

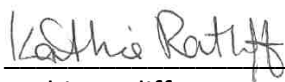
OTHER BUSINESS:

Planning and Protective Services Director Houchins shared the next meeting will be held in February, the exact date unknown. He stated that at that time there would be an Election of Officers.

ADJOURNMENT:

Motion to adjourn was offered by Ken McSwain and seconded by Michael Eibel, and the meeting adjourned at 5:26 p.m.

Respectfully submitted,



Kathie Ratliff
City Clerk