

**PLANNING AND ZONING COMMISSION MINUTES
MAY 23, 2023**

The Planning and Zoning Commission met Tuesday, May 23, 2023, at 5:30 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 5:30 p.m. Roll call was noted by the City Clerk, and the members present were: Brooke Bartlett, Lewis Beaty, Les Hudson, Ken McSwain, Ron Oldani, and Jeremy Washington. Michael Eibel was absent. Also present were Steve Myers, Mayor; Alan Combs, Councilmember; Kyle Bruemmer, City Engineer; Kathie Ratliff, City Clerk; and visitors Claude Hawkins, Roxie Hawkins, and Bart Korman.

COMMENTS FROM VISITORS:

There were no comments from visitors at this meeting.

APPROVAL OF MINUTES:

Motion was offered by Commissioner Beaty and seconded by Commissioner Hudson to approve the April 19, 2023, minutes as presented.

Motion carried with seven members of the Commission voting in favor, and one (Eibel) absent.

PUBLIC HEARING:

Chair Morris declared the hearing open at 5:32 p.m.

Chair Morris said the hearing was being held to determine if the three tracts land located on the north side of Tennyson Road, just south of Willow Creek Subdivision (Willow Creek South) in Fulton Missouri should be zoned as follows:

- An unimproved 3.51 AC tract of land from its current zoning of A-1 Agriculture to C-2 Commercial.
- An unimproved 4.92 AC tract of land from its current zoning of A-1 Agriculture to C-2 Commercial.
- An unimproved 23.18 AC tract of land from its current zoning of A-1 Agriculture to R-2 Residential.

Chair Morris gave the first call for anyone to speak in favor of the zoning change for the 3.51 AC tract of land.

Bart Korman of 101 E Walton, Warrenton, Missouri, spoke in favor of the zoning changes as he is with the development company. He stated that the Planning & Zoning Commission approved the original request for a zoning change when he last appeared before them. He continued that the City Council had reservations and asked him to resubmit the project.

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

Claude Hawkins of 69 S. Larand Street, Holts Summit, asked for clarification on what was being built.

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

Morris gave three calls for anyone to speak in opposition of the proposed zoning change.

No one responded.

Chair Morris gave three calls for anyone to speak in favor of the zoning change for the 4.92 AC tract of land.

No one responded.

Morris gave three calls for anyone to speak in opposition of the proposed zoning change.

No one responded.

Chair Morris gave the first call for anyone to speak in favor of the zoning change for the 23.18 AC tract of land.

Bart Korman spoke again. He stated that this tract of land is intended for duplexes or single family homes only.

Morris gave the final two calls for anyone to speak in favor of the proposed zoning change.

No one responded.

Morris gave three calls for anyone to speak in opposition of the proposed zoning change.

No one responded.

There being no further speakers, Morris closed the hearing at 5:39 p.m.

TENNYSON ROAD ZONING CHANGE DISCUSSION AND RECOMMENDATION

Chair Morris put the three zoning change requests for the unimproved tracts of land, on Tennyson Road, to the commission for discussion.

Councilman Combs shared a brief history of Council's denial. He stated that most of Tennyson is residential with limited commercial areas. He encouraged the commission to remember that if a property is zoned C-2 commercial, most any business can be built in that area.

Much discussion followed regarding the zoning changes related to the commercial zoning requests.

Motion was offered by Commissioner Oldani and seconded by Commissioner McSwain to approve the zoning change request made for the unimproved 23.18 AC tract of land located on north side of Tennyson Road, just south of Willow Creek Subdivision (Willow Creek South) from its current zoning of A-1 Agriculture to R-2 Residential and to recommend passage by the City Council.

Roll call vote of members of the commission was as follows: Beaty, YES; Hudson, YES; McSwain, YES; Morris, YES; Oldani, YES; Washington, YES; and Bartlett, YES.

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

Motion was offered by Commissioner Hudson and seconded by Commissioner Oldani to approve the zoning change request made for the unimproved 4.92 AC tract of land located on north side of Tennyson Road, just south of Willow Creek Subdivision (Willow Creek

South) from its current zoning of A-1 Agriculture to C-2 Commercial and to recommend passage by the City Council.

Roll call vote of members of the commission was as follows: Hudson, YES; McSwain, YES; Morris, YES; Oldani, YES; Washington, YES; Bartlett, YES; and Beaty, YES.

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

Motion was offered by Commissioner Hudson and seconded by Commissioner Oldani to approve the zoning change request made for the unimproved 3.51 AC tract of land located on north side of Tennyson Road, just south of Willow Creek Subdivision (Willow Creek South) from its current zoning of A-1 Agriculture to C-2 Commercial and to recommend passage by the City Council.

Roll call vote of members of the commission was as follows: McSwain, YES; Morris, NO; Oldani, NO; Washington, NO; Bartlett, NO; Beaty, NO; and Hudson, YES.

Motion failed with two members of the Commission voting in favor, five members voting opposed (Bartlett, Beaty, Morris, Oldani, Washington) and one member (Eibel) absent.

OTHER BUSINESS:

A brief discussion to review expiring Commission appointments was held.

ADJOURNMENT:

Motion to adjourn was offered by Commissioner Oldani and seconded by Commissioner Washington, and the meeting adjourned at 5:57 p.m.

Respectfully submitted,



Kathie Ratliff
City Clerk

Next meeting of the Planning & Zoning Commission will be June 27, 2023 at 5:30 p.m.