



MINUTES: PLANNING & ZONING COMMISSION MEETING – JANUARY 23, 2024

Date and time: 01/23/2024 05:30 p.m.
Present: Lewis Beaty, Les Hudson, Mike Eibel, Joan Berry Morris, Ken McSwain, Jeremy Washington, Ron Oldani, Council Liaison Alan Combs, Mayor Steve Myers, Director of Administration Courtney Doyle, City Engineer Kyle Bruemmer, and City Clerk Kathie Ratliff
Absent: Greg Newsom
Location: Fulton City Hall Council Chambers

DISCUSSION

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. with Commission Chair Joan Berry-Morris presiding.

2. ROLL CALL

Seven members present, one absent. Quorum met.

3. ELECTION OF OFFICERS

Chair Morris opened the floor to begin the process of choosing officers. One commissioner readily voiced support for keeping the current officers in their positions, which was met with a resounding agreement from other commissioners. Commission members agreed to keep the current officers in place by a voice vote with seven members in favor, one absent (Newsom), and none opposed.

Commission Chair: Joan Berry-Morris
Commission Vice: Ron Oldani

4. COMMENTS FROM VISITORS

There were none.

5. APPROVAL OF NOVEMBER 28, 2023, MINUTES

Decision Motion was made by Les Hudson and Seconded by Mike Eibel to approve the minutes of the November 28, 2023 meeting. Motion passed with seven members voting in favor, one member absent (Newsom).

6. PUBLIC HEARINGS (2)

Public Hearing #1: 303 Claymine Drive

Chair Morris declared the hearing open at 5:32 p.m. Morris said the hearing was being held to determine if the tract of land located at 303 Claymine Drive should be rezoned from R-1 to R-2 Residential.

Chair Morris gave three calls for anyone to speak in favor of the zoning change. No one responded. Chair Morris then gave three calls for anyone to speak in opposition of the zoning change. No one responded.



Chair Morris declared the hearing closed at 5:33 p.m.

Public Hearing #2: 707 W. Chestnut Street

Chair Morris declared the hearing open at 5:33 p.m. Morris said the hearing was being held to determine if the tract of land located at 707 W. Chestnut should be rezoned from R-1 to R-2 Residential.

Chair Morris gave three calls for anyone to speak in favor of the zoning change. No one responded. Chair Morris then gave three calls for anyone to speak in opposition of the zoning change. No one responded.

Chair Morris declared the hearing closed at 5:34 p.m.

7. ZONING CHANGE DISCUSSIONS AND RECOMMENDATIONS

During the meeting, Eible acknowledged that both perspectives presented were valid. Morris expressed agreement. Additionally, Eibel shared the opinion that a new development on Chestnut would be a positive and valuable addition.

Decision: Motion was made by Les Hudson and Seconded by Ron Oldani to recommend the zoning change request made for the tract of land located at 303 Claymine Drive for passage by the City Council. Six members in favor, one absent (Newsom), and one member recused himself from the vote. (Eibel). Motion carries.

Decision: Motion was made by Mike Eibel and Seconded by Ron Oldani to recommend the zoning change request made for the tract of land located at 707 W. Chestnut Street for passage by the City Council. Seven members in favor, one absent (Newsom). Motion carries.

8. OTHER BUSINESS

Recreation Vehicle Zoning Update

City Engineer Bruemmer reported no new updates on RV zoning. Mayor Myers said that in a conversation with a representative from Westminster University, the university opposed the zoning, citing the campus doesn't have a need for RV parking (as was discussed as a potential need in a previous meeting). Vice Chair Oldani expressed opposition to having it within city limits. Chair Morris stated that a resident requested us to assess the matter, and we have a responsibility to fulfill that request.

Planning & Protective Services Manager

Bruemmer stated that the city is actively hiring for a Planning & Protective Services Manager.

9. ADJOURN

At 5:43 p.m., with no further discussion desired, Motion was made by Ron Oldani and Seconded by Jeremy Washington to adjourn.

Respectfully submitted,
/s/Kathie Ratliff
City Clerk