



MINUTES: PLANNING & ZONING COMMISSION MEETING – AUGUST 27, 2024

Date and time: 08.27.2024 05:30 p.m.
Present: Lewis Beaty, Mike Eibel, Les Hudson, Joan Berry Morris, Ken McSwain, Greg Newsom, Mayor Steve Myers, Director of Administration Courtney Doyle, Assistant Director of Administration Sam Shults, City Engineer Kyle Bruemmer, and City Clerk Kathie Ratliff
Absent: Jeremy Washington
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

Six members present, one absent (Washington). Quorum met.

3. ELECTION OF OFFICERS

Motion was made by McSwain and Seconded by Eibel to keep Berry-Morris as the Chairman. Motion passed with six members voting in favor, one member absent (Washington).

There was some discussion regarding the open seat of Vice-Chairman. McSwain made a Motion and Eibel Seconded to appoint Washington as the Vice-Chair. Motion passed with six members voting in favor, one member absent (Washington).

4. COMMENTS FROM VISITORS

There were none.

5. APPROVAL OF JUNE 11, 2024, MINUTES

Decision Motion was made by Hudson and Seconded by Beaty to approve the minutes of the June 11, 2024 meeting. Motion passed with six members voting in favor, one member absent (Washington).

6. PUBLIC HEARING (1)

Public Hearing #1 – 1735 Business 54 South

This hearing is being held to hear the request for the proposed rezoning of a tract of land located at 1735 Business 54 South, Fulton, Missouri, from its current zoning of R-1 Residential to its requested zoning of C-2 Commercial.

Chair Morris declared the hearing open at 5:34 p.m. Morris said the hearing was being held to determine if the tract of land located at 1735 Business 54 South Street should be rezoned from R-1 to C-2 Commercial.

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



John Pautz, 12706 Myers Road, Grandview, Missouri, expressed his support for the proposed zoning change. He intends to build an office space on the property, specifically for real estate or medical offices. His goal is to create a small office complex that would not diminish the value of nearby homes.

There were no other respondents in favor when called.

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

Chair Morris did ask Mr. Pautz where the access point for that land would be. He stated that he does not have access to Business Highway 54 and the access point would be on Kingswood Drive.

Chair Morris declared the hearing closed at 5:37 p.m.

7. ZONING CHANGE DISCUSSIONS AND RECOMMENDATIONS

There was no discussion on this matter from the Commission.

Decision: Motion was made by Ken McSwain and Seconded by Les Hudson to approve the the zoning change request made for the tract of land located at 1735 Business 54 South from its current zoning of R-1 Residential to C-2 Commercial and to recommend passage by the City Council. Motion passed with six members voting in favor, one member absent (Washington).

8. ADJOURN

At 5:39 p.m., Joan Berry-Morris adjourned the meeting.

Respectfully submitted,
/s/Kathie Ratliff
City Clerk