



MINUTES: PLANNING & ZONING COMMISSION MEETING – DECEMBER 3, 2024

Date and time: 12.3.2024 05:30 p.m.
Present: Lewis Beaty, Mike Eibel, Les Hudson, Rod Latty, Joan Berry Morris, Greg Newsom, Director of Administration Courtney Doyle, Assistant Director of Administration Sam Shults, and City Clerk Kathie Ratliff
Absent: Jeremy Washington and Mayor Steve Myers, & City Engineer Bruemmer
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. COMMENTS FROM VISITORS

There were none.

4. APPROVAL OF AUGUST 27, 2024, MINUTES

Decision Motion was made by Hudson and Seconded by Beaty to approve the minutes of the August 27, 2024 meeting as presented. Motion carried with six members voting in favor, one member absent (Washington).

6. PUBLIC HEARING (1)

Public Hearing #1 – 512 E. 8th Street

This hearing is being held to hear the request for the proposed rezoning of a tract of land located at 512 E. 8th Street, Fulton, Missouri, from its current zoning of R-2 Residential to its requested zoning of R-3.

Chair Morris declared the hearing open at 5:31 p.m. Morris said the hearing was being held to determine if the tract of land located at 512 E. 8th Street, Fulton, Missouri, from its current zoning of R-2 Residential to its requested zoning of R-3 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 5:32 p.m.



7. ZONING CHANGE DISCUSSIONS AND RECOMMENDATIONS

Hudson noted that the property is currently out of compliance, and the new owner wishes to bring it into compliance. Latty raised concerns about the future use of the land and its potential impact on the neighborhood, while Eibel questioned parking issues. Chair Morris responded that any future development would need to adhere to the City of Fulton's zoning ordinances. Eibel suggested that a "no" vote would leave the property out of compliance. Director Doyle clarified that the Commission is voting on whether to recommend the zoning change to City Council.

Chair Morris added that a "no" vote could affect the property's mortgage potential due to improper zoning. Latty emphasized that zoning decisions should focus on the future, not just the current owner, and expressed concerns about altering the neighborhood's character. Newsom pointed out that the area consists of a mix of duplexes and single-family homes.

Decision: Motion was offered by Les Hudson and Seconded by Rodney Latty to approve the zoning change request made for the tract of land located at 512 E. 8th Street and to recommend passage by the City Council. However, the Motion was subsequently voted down.

Roll call vote of members of the commission were as follows: Lewis Beaty, NO; Mike Eibel, NO; Les Hudson, YES; Rodney Latty, NO; Greg Newsom, NO; Joan Berry Morris, YES;

8. ADJOURN

At 5:47 p.m., Joan Berry-Morris adjourned the meeting.

Respectfully submitted,
/s/Kathie Ratliff
City Clerk