

## Planning & Zoning Commission ~~Draft~~ Meeting Minutes

Regular Meeting – February 4, 2025 7:00PM

Cole Camp City Hall, 401 W Main St, Cole Camp MO 65325

### Commissioners Present:

Tammy Eckhoff – Chairperson

Barb Crider

Levi Fox

Nicole Garrett

Greg Ives

Aaron Meyer

Michael Porter

### Commissioners Absent:

Police Chief Jeff Canfield

Doug Dieckman

Jean Eckstein

Councilman David Locke

<b>Call to Order</b>	Chairwoman Tammy Eckhoff called the meeting to order at 7:03PM, Pledge of Allegiance follows.
<b>Approval of Agenda</b>	Commissioner Barb Crider makes motion to approve agenda, Commissioner Nicole Garrett seconds the motion. Motion carries unanimously.
<b>Approval of the Minutes</b>	<p><b>January 7 minutes</b> – Commissioner Garrett makes motion for “special” to be changed to “regular” in the headline. Commissioner Crider seconds the motion. Motion carries unanimously. Crider makes motion to adopt the minutes as amended, Commissioner Greg Ives second. All in favor, motion carries unanimously.</p> <p><b>January 16 minutes</b> – Commissioner Crider makes motion to adopt the minutes, Commissioner Garrett seconds the motion. All in favor, motion carries unanimously.</p> <p><b>Secretary of Commission vote</b> – Commissioner Kim Horstman resigned, Secretary role is open. Chairwoman Eckhoff nominates Commissioner Garrett to fill the vacant position. Commissioner Michael Porter seconds the motion. Motion carries unanimously. Commissioner Garrett requests informal consent of the Commission to retain the red binder of Planning &amp; Zoning notes and materials that Commissioner Horstman previously retained as Secretary to the Commission. Binder will be available at each meeting of the Planning &amp; Zoning Commission. No objections raised, all in favor.</p>
<b>New Business</b>	<b>1. Proposed rezoning of the Alumbaugh property from A1 to R1</b>

	<p>Chairwoman Eckhoff speaks to the application being well in order for consideration before Planning &amp; Zoning.</p> <p>The City had suggested the Alumbaugh order a topographical survey, but the City cannot mandate such a survey. Chairperson Eckhoff doesn't know if they have done so, but it is not a stipulation Planning &amp; Zoning can enforce. Discussion that the new home construction is a nice addition to the north end of Cole Camp was held.</p> <p>Commissioner Garrett motion to rezone the Alumbaugh property Agricultural 1 to Residential 1, Commissioner Levi Fox seconds the motion. All in favor, motion carries unanimously. <i>Attached: written vote of each Commissioner for the Alumbaugh application</i></p>
<b>Unfinished Business</b>	<p><b>1. Layout plan for the review of the draft of Comprehensive Plan</b></p> <p>Chairperson Eckhoff mentions emails from Commissioner Garrett requesting out of compliance ordinances from PGAV, added to the official Planning &amp; Zoning record. She shared that these were available in commissioner packets and show Commissioner Garrett was polite and respectful at all times. Discussion continued that PGAV refused to provide the requested information and for this reason, Planning &amp; Zoning believes their firm should be terminated. <i>Attached: email correspondence from Commissioner Garrett to PGAV and related correspondence</i></p> <p>Commissioner Meyer mentions laws adopted should all first have an overall "this is what the law is supposed to do" summary attached. He also mentions that the Planning &amp; Zoning Commission should lead on proposing the Comprehensive Plan and advise the City Council on the zoning ordinance proposal.</p> <p>Commissioner Garrett agreed that there needs to be a consensus on the goals for zoning, then begins the process of ordinance changes proposed as needed. Further, the Missouri Municipal League published a journal entry that first planning is done, then zoning laws are created to support the planning documents.</p> <p>Commissioners discuss their appreciation for the members of the City Council who heard their concerns during the joint session of the Council and Commission.</p> <p>Chairperson Eckhoff reported to the Commission that she has discussed the comprehensive plan draft with members of the steering committee. She reports the steering committee felt suggestions by PGAV were things that many of them left in-tact, because they didn't feel they had the authority to say make staffing recommendations to City Hall, such as city</p>

	<p>planners and inspectors. Commissioner Meyer does not recall this discussion, Chairperson Eckhoff says this was the impression she had based on her informal discussions.</p> <p>The Commission expresses gratitude for the professional demeanor of members of the City Council who thoughtfully considered concerns and recommendations during the joint Council-Commission meeting.</p> <p>Commissioner Meyer inquires about posting the Comprehensive Plan on the city website. It has not been posted; the City Clerk has not been given permission as of yesterday to post. Commissioner Garrett proposes a website, paid for by citizens. Commissioner Meyer would collaborate on the website too. Chairperson Eckhoff requests a motion to launch the website and post the documents. Commissioner Ives makes the motion, Commissioner Meyer seconds. All in favor, motion carries unanimously.</p> <p>Discussion about proposed comprehensive plan schedule. Commissioner Garrett distributes draft proposed schedule, as a starting point for discussion. Chairwoman Eckhoff asks for a motion to adopt the proposed schedule as written. Commissioner Crider makes motion to adopt proposed schedule, Commissioner Fox seconds. All in favor, motion carries.</p> <p>Commissioner Crider speaks to the need for a projector; either to use the library's or get a dedicated device for the City. Commissioner Meyer suggests that a 50" TV would be cheaper and work better for our purpose. Commissioner Fox suggests we request access to a printer and a projector/television screen from the City Council. Commissioner Garrett asks Commissioner Meyer to propose models we would best use, due to his technological expertise. Recommendations from the Commission would reduce City staff research time.</p>
<b>Public Comments</b>	<p><b>Wanda Brown</b> asks if the Commission has access to city wifi and if the Commission can ask the Mayor to put our items on the agenda, to address these technical requests. Chairwoman Eckhoff says we generally report to the Council during Planning &amp; Zoning reports. Mrs. Brown thanks Chairwoman Eckhoff for reuniting our town, bringing the public and the businesses together on a difficult topic, and welcoming public input. Mrs. Brown believes the Commission and the public should look at proposals for both the good it could be, and how could it negatively affect the people with unintended consequences. How can it help us, how can it hurt us? For example, site triangles would decimate downtown parking.</p>

<b>Adjournment</b>	Commissioner Ives makes a motion to adjourn. Commissioner Fox seconds the motion. All in favor, the motion carries unanimously. Meeting is adjourned at 8:09PM.
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