

Planning & Zoning Commission Meeting Minutes

Regular Meeting – April 1, 2025 7:00PM

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

Commissioners Present:

Tammy Eckhoff – Chairperson

Barb Crider

Nicole Garrett – Secretary

Greg Ives

Michael Porter

Commissioners Absent:

Police Chief Jeff Canfield

Levi Fox

Aaron Meyer

Call to Order	Chairwoman Tammy Eckhoff called the meeting to order at 7:02PM, Pledge of Allegiance follows.
Approval of Agenda	Commissioner Barb Crider makes motion to approve agenda, Commissioner Greg Ives seconds the motion. Motion carries unanimously.
Approval of the Minutes	March 4 minutes – Commissioner Crider motion to approve minutes, Commissioner Nicole Garrett seconds the motion. Motion carries unanimously.
New Business	Community Engagement Chairwoman Tammy Eckhoff reviews the Community Engagement section of the draft comprehensive plan and gives background on the process. PGAV hosted open house events. Nearly 50 people attended the open house at Wine, Antiques and More (WAM). PGAV determined that housing was a need identified in the open houses, including economical housing for individual families to rent and/or own. Chairwoman Eckhoff continued that needs identified including walkability and traffic and maintaining quality infrastructure. She stated that there was not a desire for additional recreation and park areas, instead updating and making our current parks more appealing. PGAV and the steering committee compiled the public input into the draft comprehensive plan. Chairwoman Eckhoff reviews page 30 of Community Improvement Priorities and Quality of Life Priorities and solicits public input. Wanda Brown states she attended the open house at WAM, and she shares that in her experience PGAV did not share information, they asked for priorities

from citizens who came by without context. She mentions there are people who would like to see walkability improvements and trails, but also mentions the need to prioritize streets, water and flushing toilets.

Commissioner Garrett shares her concern that there are unintended consequences of multifamily low-income housing through tax abatements and credits. The draft comprehensive plan offered by PGAV and the steering committee does not outline the potential negatives to be considered with tax incentives – especially the fact most of those would add students without also adding accompanying property tax revenue. Affordable housing also means Section 8 housing, which will dramatically change Cole Camp with no upside.

Chairwoman Eckhoff said she believes this section is about the information they collected, and she is not sure how much it should change to preserve the public input. Commissioner Crider states we have subsequently had substantive conversations with taxpayers and residents to determine what these proposals would actually mean for the community. Chairwoman Eckhoff said there are some things that could be removed that have since been addressed – like the baby pool and pickleball court. Discussion between Chairwoman Eckhoff and Commissioner Crider about the proposal for a community center in the past that had some limited funding that was possibly donated to the city.

Commissioner Garrett points out that the survey feedback from the Safe Streets 4 All study will shed some light on preferred spending priorities from residents and landowners. Informal consensus is reached that Commissioner Garrett will draft potential new language and present to the Commission at a later date to replace this section.

Chairwoman Eckhoff continues reviewing the draft comprehensive plan, Section related to Scenario Planning. It is noted by multiple members of the public that no landowners were consulted related to the proposed repurposing or development of their private property. Rachel Weinberg objects to her property selected for potential redevelopment or rezoning without her permission. Discussion occurred between Commission and the public, all in agreement that economic development should never be a reason to use eminent domain in Cole Camp.

Chairwoman Eckhoff and Commissioner Garrett disagree related to the steering committee. Chairwoman Eckhoff wishes to extend grace to the committee; Commissioner Garrett points out the outright refusal and gamesmanship by some members of the committee, elected officials and city employees to withhold public records and information or provide evasive answers. Commissioner Garrett thanks the P&Z Chairwoman for

	<p>her willingness to consider differing viewpoints and work toward the common goal of improving and protecting Cole Camp.</p> <p>Discussion continued related to the scenarios presented in the draft comprehensive plan. Concerns raised by the Commission and public related to the city's ability to financial support sewer and water infrastructure if new areas are developed or annexed. Further discussion had related to the unfairness of tax incentives for new businesses, while we have business owners downtown who would not get those same benefits while paying full property and sales tax.</p> <p>Downtown Cole Camp beautification is discussed. Chairwoman Eckhoff mentions potentially having downtown art from the high school student art club over time. Commissioner Garrett suggests murals and downtown beautification should be a function of the private market and not be driven by government directives. The Missouri Mainstreet program may be a good resource down the road, to encourage grant funding through humanities, tourism and other sources that do not require Cole Camp tax dollars.</p> <p>Chairwoman Eckhoff suggests keeping a more limited development plan, maybe just one or two scenarios. Commissioner Garrett speaks against. Wanda Brown gives input on the substantial cost of awnings and new windows, as suggested in the draft.</p>
Adjournment	<p>Commissioner Crider makes a motion to adjourn. Commissioner Ives seconds the motion. The motion carries unanimously. Meeting is adjourned at 8:43PM.</p>