

**CITY OF PACIFIC  
PLANNING & ZONING MINUTES  
January 27, 2026 at 7:00 p.m.**

**Call to order:** The meeting of the Planning & Zoning Commission was called to order by Chairman Bruns at 7:00 PM on Tuesday, January 27, 2026. The Public was able to attend in person.

**Roll Call:** Chairman Bruns, Commissioner Koelling, Commissioner Goodmon, Commissioner Summers, Commissioner Love, Commissioner Aycok, Commissioner Wymer, Commissioner Marhanka.

**Absent:**

**City Staff:** Alderman Lesh, City Engineer and Zoning Officer Girono, City Administrator Litterell, Building Department Clerk Bauguess.

**Approval of Minutes:** Regular meeting on January 13, 2026.

**Motion made by Commissioner Love, seconded by Commissioner Goodmon to approve. A voice vote was taken with an affirmative result. Opposed: none.**

**Public Comment-**

**Public Hearing-**

- A. **PZ 2026-1: Map Amendment, NB West Contracting Company, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 5.00 +/- acre tract of land generally located at 1547 Thornton Street (Franklin County Parcel ID: 19-1-11.0-1-001-006.00). They are requesting a zoning of M-1 Light Industrial from a C-1 Downtown Commercial zoning.*

City Engineer and Zoning Officer Girono presented the staff report. Stephanie Weiss, 3664 Mockingbird Lane, a local attorney representing NB West Contracting Company. She stated that if there were any questions following the presentation, Larry West or she would be available to respond. Larry West, 18637 US Highway 66, stated that when the asphalt plant was established approximately 40 years ago, there was no asphalt recycling. Over the past 30 years, recycling practices have developed, increasing from 10 percent, to 20 percent, and currently to approximately 30–35 percent recycled material. Mr. West explained that current asphalt mixes contain approximately 30 percent reclaimed material, that more additional space for operations is needed. He stated that the purpose of acquiring the property is to not expand the expansion of business but to provide additional inventory and laboratory space, and hire more employees to support asphalt testing operations. Tiffany Roche, 6845 Eagles View Dr., stated that she lives less than a mile away with her four children and expressed concerns about potential toxins emitted from the asphalt plant. She noted that her primary fear was increased toxin exposure if the rezoning allowed expansion of operations, although she had heard that potential office space uses would pose fewer environmental concerns but she would like some clarification on that. Mr. West stated that a national asphalt association monitors research and establishes guidelines related to environmental and health emissions. He added that, at 78 years old and having worked around asphalt his entire life, he does not believe exposure to toxins is an issue. Chairman Bruns asked whether there is an odor in the air. Mrs. Roche responded yes that there is. Mr. West acknowledged that odors can occur at times. Commissioner Love asked Mr. West whether stockpiling used asphalt for reuse would increase production at the existing facility or simply increase the use of recycled material. Mr.

West responded that production is not increasing; instead, they are reducing the use of natural resources such as rock, sand, and liquid asphalt by approximately 1 percent. Commissioner Love asked again for clarification, Mr. West confirmed that production is not increasing and that the change involves using more recycled material. Commissioner Koelling asked Mr. West to clarify whether any additional equipment would be added to increase asphalt production. Mr. West responded that the footprint of the asphalt plant will not change. He explained that they are only requesting additional space for storage, located closer to the plant than their current storage area, due to increased use of recycled material. Laura Sothman, 6812 Eagle Crest Ct., stated that she shares the same concerns as Mrs. Roche. She asked whether there is any guarantee that the rezoning would be limited to office use and asphalt storage, or if it could eventually lead to future expansion and increased emissions. Chairman Bruns asked Mr. West to confirm whether a lab already exists on site and what it is used for. Mr. West explained that there is a trailer lab at the asphalt plant used primarily for daily quality-control testing of asphalt. Chairman Bruns states that's there. Mr. West answers yes that's there. He added that the adjacent building on that property is intended to be used for mix design work, noting that asphalt mix designs must be revised every three years. He states that the plan is to move the smaller lab indoors to support the design of new mixes. Chairman Bruns asked for clarification on whether the smaller lab would be moved inside another mill. Mr. West confirmed that the lab is currently a small trailer used to test asphalt mixes and that the plan is to expand it into a larger space and this would allow for additional room to design and test new mixes, increasing staffing from one person to three or four working on testing and mix design. Chairman Bruns asks Mr. West so it is improving the mixes. Mr. West answers Right that's correct. Chairman Bruns asks Mr. West how long has he been in that one building. Mr. West answers that he has been at this property since 1987 about forty years. Commissioner Love ask Mr. West since he has to redo his mixes every three years you know that changes what is in it somewhat, so are their environmental guidelines that you have to go by. Mr. West answers yes through MoDot. Commissioner Love ask Mr. West if he is evaluated on regular basis. Mr. West Answers every day, every 750 tons. Mrs. Southman ask Mr. West it is internally getting tested not EPA tested. Mr. West answers yes. Mrs. Southman states that Commissioner Love question was if the testing was conducted by an outside party. Mr. West responded that both the company and the state perform testing and then compare results with each other. Mrs. Southman asks Mr. West how often does that happen. Mr. West answers every 750 tons that's almost three or four times a day. Chairman Bruns commented that it is a significant amount of testing, noting that both the company and the state are conducting tests and following established guidelines. Mrs. Southman responded that she understood the explanation but wanted to address Mr. West's statement that, to his knowledge, there are no carcinogens. She stated that, based on her research, substances such as benzene, aldehydes, and PAHs, if she was quoting correctly, have been identified by the EPA and that toxins can be present in the air. Commissioner Goodman asked Mrs. Southman what carcinogens were being referenced. Mrs. Southman responded that the carcinogens refer to emissions into the air, which have affected home sales in the area and that workers in that environment have been affected. She states that although residents in Eagles subdivision do not work in the plant, they are still inhaling these substances while living in Eagles Subdivision. Commissioner Goodman states that nothing about this asphalt plant is changing or expanding and it has been there for 40 years already. Commissioner Love states if they were to a build new asphalt company in same area wed be looking at this differently.

#### **New Business-**

- A. **PZ 2026-1: Map Amendment, NB West Contracting Company, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 5.00 +/- acre tract of land generally located at 1547 Thornton Street (Franklin County Parcel ID:*

19-1-11.0-1-001-006.00). They are requesting a zoning of M-1 Light Industrial from a C-1 Downtown Commercial zoning.

**Motion by Commissioner Wymer, second by Commissioner Marhanka to recommend approval of PZ 2026-1. Ayes: Commissioner Koelling, Commissioner Marhanka, Commissioner Goodmon, Commissioner Summers, Commissioner Love, Commissioner Aycock, Commissioner Wymer, Chairman Bruns. Nays: 0. Abstain: 0. Motion carries.**

**Old Business-**

**Committee Reports-**

**a. Board of Aldermen-**

Alderman Lesh provided updates from the previous meeting, noting that the request for 1722 Hwy N to subdivide the property remains tabled and is still awaiting an easement. Alderman Lesh updated the Planning and Zoning Commission on a meeting held earlier that day regarding a presentation by Industrial Airlines Education, a company working with the City on a proposed data center development. The project would be located on land at Phelan Road and Denton Road, currently outside the City limits, and would require annexation into the City of Pacific, followed by rezoning and a Preliminary Planned Unit Development (PUD) application for both properties. These applications will be reviewed by the Planning and Zoning Commission and then forwarded to the Board of Aldermen. Mr. Lesh displayed the presentation, and discussion followed. Chairman Bruns requested that experts in environmental and legal matters, including environmental specialists, be present for future meetings on these applications. Commissioner Love asked that all related materials be provided well in advance of meeting packets to allow time for review since normally delivery date isn't enough time for something like this.

**b. Board of Adjustment-**

City Engineer and Zoning Officer Girondo reported that have meeting tomorrow night at 6PM for an appeal of an administrative decision, Steven Stumpe and Legacy Property LLC for manufacturing homes and mobile home park.

**c. Zoning Officer**

City Engineer and Zoning Officer Girondo reported that inquiries continue to come in and that he remains in communication with the Building Department regarding updates. He noted that several items are anticipated for future agendas and that staff remains busy.

**Miscellaneous**

Chairman Bruns directed Building Department Clerk Bauguess to gather and provide information on short-term rentals. Mrs. Bauguess confirmed and stated that, for the requested Planning and Zoning workshop, two meeting dates are available February 18 or February 25 from 6 p.m, 6:30 p.m or 7:00 p.m, when the Zoning Officer Girondo and the City Attorney would be able to attend. Discussion followed. Planning and Zoning commission agreed on February 18<sup>th</sup> at 6 p.m. for a Workshop meeting. Alderman Lesh recommended holding the initial discussion with only the Zoning Officer present and not the City Attorney, in order to reduce attorney fees. Chairman Bruns asked for clarification, and Mr. Lesh confirmed that the intent was to save on costs. Chairman Bruns noted that after the workshop with just zoning officer, all information and recommendations gathered would be forwarded then to the City Attorney for review and response. Building Department Clerk Bauguess ask for clarification on just wanting zoning officer for that meeting. Chairman Bruns answers for February 18<sup>th</sup>, yes. Chairman Bruns directed that the February 18 meeting would be attended only by the Zoning Officer so information and recommendations could be gathered first. She noted that Mr. Girondo could either involve the City Attorney in a future meeting or forward the information to the City

Attorney for review and response. Zoning Officer Girondo confirmed he could do that. Commissioner Wymer then asked if a motion was needed regarding the environmental team, and Chairman Bruns responded yes, she had forgot about that motion. **Motion by Commissioner Wymer, seconded by Commissioner Goodman, to recommendation that an legal team and environmental team be present at the meeting regarding the proposed Data Center. A voice vote was taken with an affirmative result.**

**Motion made by Commissioner Goodman, seconded by Commissioner Wymer to Adjourn. A voice vote was taken with an affirmative result.**

**Meeting adjourned at 7:30 p.m.**