

**CITY OF PACIFIC  
PLANNING & ZONING MINUTES  
February 10, 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, February 10, 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 27, 2026.

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

**Public Comment-**

**Public Hearing-**

- A. **PZ 2026-2: Final Plat – Woodcock Investments, applicant.** *The applicant is seeking final plat approval for the subdivision called JJ Center being a resubdivision of part of lot 11 of the subdivision of the Estate of William Keatley into two parcels generally located at 1815 West Osage Street (Franklin County Parcel ID: 19-1-11.0-1-00-048.000).*

City Engineer and Zoning Officer Girono presented the staff report. Torrey Woodcock provided background on the request, explaining that he is part of JJ Enterprise. The company plans to construct a store on the west side of the lot next year. In the meantime, he is seeking to subdivide the lots so that Eric and Megan can utilize the existing building for a laundromat business. He noted that the small notch at the rear of the property is intended to retain the 100-foot pylon sign site on Lot J, eliminating the need for easements or future legal concerns regarding maintenance.

**New Business-**

- A. **PZ 2026-2: Final Plat – Woodcock Investments, applicant.** *The applicant is seeking final plat approval for the subdivision called JJ Center being a resubdivision of part of lot 11 of the subdivision of the Estate of William Keatley into two parcels generally located at 1815 West Osage Street (Franklin County Parcel ID: 19-1-11.0-1-00-048.000).*

**Motion by Commissioner Goodmon, second by Commissioner Marhanka to recommend approval of PZ 2026-2. Ayes: Commissioner Koelling, Commissioner Marhanka, Commissioner Goodmon, Commissioner Summers, Commissioner Love, Commissioner Aycok, 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.

**b. Board of Adjustment-**

Zoning Officer Girono reported that I was unable to be here at that time. He states that Steve Stumpe was allowed issuance to Residential Occupancy. Building Department Clerk mentions it is still in discussion with the attorneys on the topic for the property. Commissioner Wymer asked for clarification on whether the Board of Adjustment has approved issuing occupancy permits to allow trailers to be placed back on vacant lots. Alderman Lesh states correct. The commission comments it was under their understandings that the board wanted to eventually clean all that up and not have anymore. Alderman Lesh stated that he agrees no additional units will be brought in. He noted that the matter appears to involve a legal hearing and that the City Attorney's role would be primarily procedural and formal in nature, as there are several legal aspects involved.

**c. Zoning Officer**

Zoning Officer Girono reported that inquiries continue to be received and that he remains in communication with the Building Department regarding updates. He also noted three upcoming meetings: a Planning and Zoning workshop on February 18 at 6:00 p.m.; a rezoning request for Large Investments on February 24 for property located on Katie Lane and Old Gray Summit; and a rezoning and PUD applications hearing on February 25 at 6:00 p.m. and will be held at Pacific High School, it will be over two properties Alt Property on Denton Road and McLaren Property at 684 Phelan and Highway O. City Administrator Litterell reported that he has been working to secure specialists to attend the upcoming meeting and provide guidance to the Board. He stated that he has contacted the Missouri Department of Conservation, the Missouri Geological Survey, and the USGS multiple times over the past week but has not received a response. He also reached out to the Army Corps of Engineers, who indicated they could not assist. He further reported contacting an industrial architect and an electrical engineer and is awaiting responses. An environmental attorney has agreed to attend, and Ameren will have a representative present at the meeting. He is also working to locate a zoning specialist. He noted that the Department of Natural Resources, PWSD, and Cal Pro declined to participate. Mr. Litterell added that he may next reach out to engineering firms to locate a hydrogeologist or hydrologist if necessary. He also stated that the City is coordinating with the applicant to provide a deposit to help cover the cost of the specialists assisting with the project. City Administrator Litterell reported that he made contact with a Department of Wildlife biologist and provided him with the same information the Board has received. He stated that the biologist is currently reviewing the materials and will provide either a written report or attend in person to offer explanations. He also noted that Jeff Meadows, one of the City's engineers, will be present at the meeting and will specialize in addressing the work required for the wastewater lagoon. Zoning Officer Girono states he is still working on his staff reports for February 25<sup>th</sup> meeting but will get it to the planning and zoning commissions soon as he is done with them. Chairman Bruns ask Zoning Officer Girono Can you address the logic of the annexation and so that people understand why we're doing what we're doing the way we're doing it. Zoning Officer Girono explained that the Planning and Zoning Commission does not approve or deny applications but instead provides recommendations to the Board of Aldermen. In this case, the Commission will review the annexation and accompanying Planned Unit Development (PUD) proposal, hear testimony, and review all submitted materials before making a positive or negative recommendation to the Board. He states that the Board must receive the Commission's recommendation before voting on the annexation and PUD. He also stated that City ordinances allow the Commission and Board to consider PUD proposals prior to annexation, even for properties currently outside the city limits, and that there is precedent for doing so. Without the Commission's recommendation, the Board would not be able to proceed.

Discussion followed. Commissioner Aycock ask If I am not attending February 25<sup>th</sup> meeting will I be able to watch it on YouTube. City Administrator Litterell answers that is the plan, since meeting offsite we had purchased camera to help live stream from Pacific High School to our YouTube channel.

**Miscellaneous**

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

**Meeting adjourned at 7:26 p.m.**