

**CITY OF PACIFIC  
PLANNING & ZONING MINUTES  
February 18, 2026 at 7:00 p.m.**

**Call to order:** The meeting of the Planning & Zoning Commission was called to order by Chairman Bruns at 6:00 PM on Wednesday, February 18, 2026. The Public was able to attend in person.

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

**Absent:** Commissioner Goodmon, Commissioner Aycock.

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

**Public Comment-**

Janet Hubbard addressed the meeting to discuss zoning matters, highlighting the concept of Extra Territorial Jurisdiction (ETJ), which allows municipalities to regulate land use outside city limits for planning and potential annexation. She referenced legal perspectives, including the *CPP v. City of Fairway* case, noting that non-resident property owners affected by zoning changes have the right to protest. Mrs. Hubbard emphasized the importance of ensuring that proposed rezoning, specifically at Felin Road, is harmonious with surrounding residential and agricultural areas, and requested that officials review aerial imagery, land plans, and conduct a site visit before making a decision. James Boyle expressed concerns regarding the proposed data center project. He questioned whether tax incremental financing (TIF) would delay any tax revenue from the project and sought clarification on ETJ regulations and Missouri annexation laws, noting that rivers are considered barriers and annexations must be contiguous and compact. He raised environmental and safety concerns, including infrasound impacts, unaddressed decibel and noise issues, and risks associated with battery backups, citing a recent battery fire in Fredericktown, Missouri. He emphasized the potential effects on local residents and water sources and requested careful consideration before approval. Twila Ashworth expressed she is opposed the project as a land grab by major corporations, emphasizing the historical and personal value of her family's land and raising environmental concerns, including water and electricity usage, flood and drought risks, and proximity to the New Madrid fault line. She stressed the lack of accountability for corporations, criticized the speed of the decision-making process, and urged civic leaders to consider the long-term impacts on residents, health, and community well-being. Nancy Watson expresses her personal and emotional concerns regarding the proposed data center. Her family has owned 165 acres since 1980, including hay fields and a lake with a retention basin, and the project borders their property. While not a working farm, the land is intended as a family legacy for her children and grandchildren. She emphasized the proximity of the data center to her property and stressed the impact on her family's quality of life and long-term plans, framing her appeal as emotional rather than based on technical facts. Chairman Bruns thanked residents for their input, assured them the board is listening and researching the issues, and noted another opportunity at next week meeting to share concerns and ask questions.

**Public Hearing-**

## **A. WORKSHOP**

### **a. Discussion Regarding Short-Term Rentals (Airbnb)**

The commission discussed short-term rentals (Airbnbs). Mr. Love provided a detailed booklet outlining current regulations, which serves as the most comprehensive reference available. Commissioners reviewed the material to identify concerns regarding application procedures, required information, and the locations where short-term rentals are permitted, with the goal of determining whether current zoning allowances should remain or be revised. Discussion Followed. The commission directed Zoning Officer Girondo to draft text amendments removing the ability to apply for a CUP for short-term rentals in eight zoning districts like non-urban, R1E, R1H, R1A, R1B, R1C, R2, and R3 that these such rentals will no longer be permitted.

### **b. Discussion with Zoning Officer Regarding items**

Zoning Officer Girondo explained that Section 405.055 outlines the site plan review procedure in the City of Pacific, where site plans for commercial and industrial developments are currently approved by the Planning Department and Zoning Officer without review by the Planning & Zoning Commission or Board of Aldermen. He recommended amending the code to require site plans to be reviewed by both bodies to ensure developments are harmonious with the community. Alderman Lesh inquired whether the proposed changes would also apply to minor subdivisions, which are presently reviewed solely by the Zoning Officer Girondo. Mr. Girondo noted that minor subdivisions typically involve small tracts generally five acres or less and three to four lots and may not require a site plan. Discussion followed. Chairman Bruns directed Zoning Officer Girondo to draft text amendment for the change of site plan review. Zoning Officer Girondo explained that in C2 (and C1) districts, restaurants are currently a permitted use and do not require a Conditional Use Permit (CUP). He noted that in many municipalities, restaurants require a CUP, particularly when located near residential areas, to allow for conditions such as limits on hours of operation or outdoor seating. He raised the question of whether the City would want the ability to review and potentially place conditions on restaurant operations to prevent nuisance impacts on surrounding neighborhoods. Discussion Followed. Chairman Bruns directed Zoning Officer Girondo to draft text amendment requiring restaurants in the C-1 and C-2 zoning districts to obtain a Conditional Use Permit (CUP). Alderman Lesh advised the board that the next "housekeeping" item to review should be the verbiage within zoning map designations, such as C-1, M-1, and other district classifications, for clarity and consistency. Zoning Officer Girondo stated he will review zoning map verbiage one item at a time and draft suggested language and potential changes to bring to the board for review. Alderman Lesh addresses to the board about additional dwelling units (ADUs) or "tiny homes" as a way to address changing housing needs. He noted that traditional zoning (R1, R2, R3) allows only one primary dwelling per lot, limiting options for multi-generational families or supplemental rental income. He suggested the board consider revising the zoning code to allow secondary units on certain lots while ensuring neighborhood compatibility. Discussion Followed. Chairman Bruns directed the Zoning Officer to investigate the matter of additional dwelling units and add it to the list of items for future review.

## **Committee Reports-**

### **a. Board of Aldermen-**

Alderman Lesh reported that the first readings were held for the CUP at 1505 Cypress Dr for short-term rental and the rezoning at 1547 Thornton Rd for Larry West Asphalt Plant. He explains during the Conditional Use permit reading that the applicant provided photos and a petition from Hawthorne residents that support it and input was received from several residents.

### **b. Board of Adjustment-**

Alderman Lesh mentions that a closed session for the Board of Adjustments was held to determine whether to pursue the matter further, and the board decided to uphold the original ruling of the Board of Adjustments board.

**c. Zoning Officer**

Zoning Officer Gironde states special planning and zoning meeting on Wednesday, February 25, at 6:00 PM to review the rezoning and PUD for the Alt property on Denton Rd and the rezoning and PUD for the McLaren property at 684 Phelan Rd & Hwy O.

**Miscellaneous**

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

**Meeting adjourned at 7:27 p.m.**