



## **MINUTES: PLANNING & ZONING COMMISSION MEETING – JANUARY 27, 2026**

**Date and time:** 01/27/2026 05:30 p.m.  
**Present:** Commission Members Joan Berry Morris, Lewis Beatty, Mike Eibel, Les Hudson, Deputy Mayor Bill Hinchie, Council Liaison Alan Combs, City Engineer and Superintendent of Utilities Darrell Dunlap; and City Clerk Kathie Ratliff. Also present: Members of the public.  
**Absent:** Mayor Steve Myers and Greg Newsom  
**Location:** Fulton City Hall Council Chambers

### **DISCUSSION**

#### **1. CALL TO ORDER**

The meeting was called to order at 5:31 p.m. with Commission Chair Joan Berry-Morris presiding.

#### **2. ROLL CALL**

Six members were present, and one absent (Newsom). Quorum met.

#### **3. COMMENTS FROM VISITORS**

There were none.

#### **4. APPROVAL OF MINUTES**

**Decision:** Motion was made by Hudson and Seconded by Eibel to approve the minutes of the October 14, 2025 meeting as presented. Motion carried with all members present voting in favor.

#### **5. PUBLIC HEARINGS (2)**

##### **A. 606 Churchill Drive**

A public hearing was held to consider a request to rezone property located at 606 Churchill Drive, Fulton, Missouri, from R-1 Residential to R-3 Residential.

The hearing was declared open at 5:31 p.m. No members of the public spoke in favor or in opposition. The hearing was declared closed at 5:32 p.m.

##### **B. Chestnut Heights Subdivision – Easy Street**

A public hearing was held to consider a request to rezone Lots 4, 5, and 6 of the Chestnut Heights Subdivision, located on Easy Street, Fulton, Missouri, from R-1 Residential to R-3 Residential.

The hearing was declared open at 5:33 p.m.

The following comments were received in opposition:

- Sherry Lococo, 805 Cote Sans Dessein Road, expressed concerns regarding increased traffic, pedestrian safety due to lack of sidewalks, and compatibility of R-3 zoning with the existing single-family character of the neighborhood.



- Connie Williams, 807 Cote Sans Dessein Road (comments submitted through Ms. Lococo), raised similar concerns regarding traffic, pedestrian safety, and impacts on children and pets, and stated a preference for R-1 single-family zoning.
- Debra Kuntz, 804 Cote Sans Dessein Road, stated concerns regarding infrastructure capacity, traffic increases, and neighborhood character, and supported maintaining single-family residential zoning.

No additional comments were received. The hearing was declared closed at 5:36 p.m.

## **6. DISCUSSION**

### **A. Zoning Change Discussions and Recommendations:**

City Engineer Darrell Dunlap provided background on the property, noting that the existing structure had been removed and that the City owns property in the surrounding area. Council Liaison Combs noted concerns regarding potential traffic impacts and the proximity to existing single-family residences and duplexes.

Commission Chair Morris expressed concern about rezoning a single parcel differently from the surrounding area and asked questions regarding lot dimensions and frontage. Discussion included whether an R-2 designation may be more appropriate for the area.

**Decision:** Motion by Hudson, seconded by Eibel, to recommend approval of the zoning change to the City Council failed. By roll call vote, all members present voted nay.

### **B. Zoning Change Discussion – Chestnut Heights Subdivision (Easy Street)**

Discussion focused on traffic flow, street width, the lack of sidewalks along Cote Sans Dessein Road, and the impact of additional rezoning in the area in the future. City Engineer and Superintendent of Utilities Dunlap advised that utilities in the area are sufficient and that sidewalks would be required as part of the new development.

Commission members discussed street capacity, parking limitations, pedestrian safety, and the implications of rezoning additional lots along Easy Street. It was noted that an R-2 designation would limit density compared to R-3 zoning.

**Decision:** Motion by Combs, seconded by Beatty, to recommend the zoning change to the City Council resulted in a tie vote, three in favor and three opposed.

Votes in favor: Hudson, Eibel, Dunlap.

Votes opposed: Morris, Beatty, Combs.

### **Other Business**

City Engineer Darrell Dunlap presented a proposed rewrite of City Code Section 120-111, Accessory Structures and Uses, for Commission review and discussion. The Commission reviewed the proposed language and expressed general agreement with the suggested revisions. No formal action was taken.

## **7. NEXT MEETING**

The Planning and Zoning Commission is tentatively scheduled to meet again on February 24, 2026 at 5:30 p.m.



**8. ADJOURN**

At 6:15 p.m., with no further discussion on the matters before it, the Commission adjourned.

/s/ Kathie Ratliff, City Clerk