



## **MINUTES: PLANNING & ZONING COMMISSION MEETING – MARCH 10, 2026**

**Date and time:** 3/10/2026 05:30 p.m.  
**Present:** Commission Members Joan Berry Morris, Lewis Beatty, Mike Eibel, Les Hudson, Andrew Huey, 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 Acting Mayor Bill Hinchie  
**Location:** Fulton City Hall Council Chambers

### **DISCUSSION**

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

The meeting was called to order at 5:30 p.m. with Commission Chair Joan Berry-Morris presiding.

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

Six members were present, and one was absent (Acting Mayor Hinchie). A quorum was 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 February 3, 2026 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-2 Residential.

The hearing was declared open at 5:31 p.m. Chair Morris gave three calls for those in favor of the rezoning and no one spoke. She then gave three calls for those opposed.

On the first call, Shane and April Guse' were present on behalf of David and Kathy Garrett (parents) of 602 Churchill Drive, who were unable to attend. They shared the Garretts' concerns regarding the proposed rezoning, specifically related to an easement, parking access, and potential additional traffic in the area.

There were no other respondents for the following calls. The hearing was declared closed at 5:35 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-2 Residential.

The hearing was declared open at 5:35 p.m. Chair Morris gave three calls for those in favor of the rezoning. On the first call, Joshua Glover with River Valley Properties spoke regarding the rezoning request. He clarified the location of Lots 4, 5, and 6 and stated that the plan is to construct duplexes on the property with no plans for apartment complexes, and that traffic access would remain on Easy Street.



There were no other respondents during the final calls for those in favor. She then gave three calls for those opposed. No one responded. The hearing was declared closed at 5:37 p.m.

## **6. NEW BUSINESS**

### **A. Zoning Recommendation - 606 Churchill Drive**

Eibel made a motion, seconded by Hudson to recommend that the City Council approve the rezoning of the property located at 606 Churchill Drive in Fulton, Missouri, from R-1 Residential to R-2 Residential. The motion carried with all members present voting in favor.

### **B. Zoning Recommendation – Lots 4, 5, and 6 “Chestnut Heights Subdivision” Easy Street**

Chair Morris asked Mr. Glover for clarification regarding the specific portion of the property to be rezoned. The Commission confirmed that the request applied to the portion of Lots 4, 5, and 6 located on Easy Street.

Hudson made a motion, seconded by Eibel to recommend that the City Council approve the rezoning of Lots 4, 5, and 6 of the Chestnut Heights Subdivision located on Easy Street in Fulton, Missouri, from R-1 Residential to R-2 Residential. The motion carried with all members present voting in favor.

### **Staff Update**

Darrell Dunlap provided the Commission with an updated copy of a proposed revision to Section 120-111 of the Fulton City Code regarding accessory structures and uses. Commissioners were asked to review the proposed revisions for discussion at the next meeting.

## **7. NEXT MEETING**

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

## **8. ADJOURN**

At 5:55 p.m., with no further discussion on the matters before it, the Commission adjourned.

### ***Clerk's Note***

During the Planning and Zoning Commission meeting discussion of the rezoning request, the application materials included maps and deed documentation referencing a larger tract of land. During the public hearing, the applicant's representative identified the intended area of development as Lots 4, 5, and 6 along Easy Street.

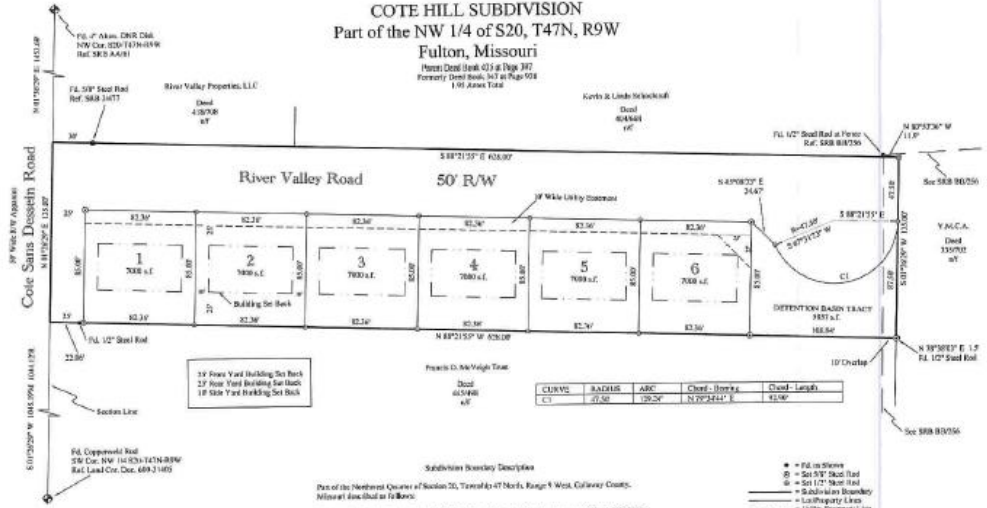
Following the meeting, staff confirmed with the property owner that while the larger tract had been included in the supporting materials, the applicant, Jake Long, was agreeable to proceeding with the rezoning of the Easy Street subdivision lots (Lots 4, 5, and 6) as discussed during the hearing.

Supporting documents in the file include the subdivision plat and assessor map for reference.

/s/ Kathie Ratliff, City Clerk



**COTE HILL SUBDIVISION**  
Part of the NW 1/4 of S20, T47N, R9W  
Fulton, Missouri



CURVE	RADIUS	ARC	Chord - Bearing	Chord - Length
C-1	27.50'	105.25'	N 77°24'41\"	43.00'

Know all men by these presents, that River Valley Properties, LLC, being the owner of the tract described herein, has caused said tract to be surveyed and subdivided into lots, the size and dimensions as shown herein, and to be known as COTE HILL SUBDIVISION. All said rights-of-way and utility easements shown hereon are dedicated for public use.

All taxes due and payable against said property have been paid in full.

In Witness Whereof, River Valley Properties, LLC, has caused these presents to be signed by its Agents at Missouri City of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Kent Vandy Glover, Notary

STATE OF MISSOURI }  
County of Callaway }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me personally as a Notary Public at Missouri City of \_\_\_\_\_, who executed the foregoing instrument and acknowledged to me to be the person named.

I, Notary Public, do hereby certify that the foregoing instrument was executed and acknowledged by the person named herein on the date and at the place above stated.

Approved by the City Engineer for the City of Fulton  
Eng. S. Hayes, P.E., City Engineer

Accepted by the City Council of Fulton, Missouri  
Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Linda D. Bosters, Mayor  
\_\_\_\_\_  
George L. Larnoff, City Clerk

**COTE HILL SUBDIVISION**  
Part of the NW 1/4 of S20, T47N, R9W  
Fulton, Missouri

Drawn by: Professional Land Surveyor  
0612 Donald R. Williams, Jefferson City, MO 64509  
916.573.0166/2018 State Professional

I hereby certify that this survey was conducted in accordance with the survey laws of the State of Missouri, and that the same is correct and true.

Drawn by: \_\_\_\_\_  
October 16, 2013

