



## **MINUTES: PLANNING & ZONING COMMISSION MEETING – FEBRUARY 3, 2026**

**Date and time:** 2/3/2026 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 5:30 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 January 27, 2026 meeting as presented. Motion carried with all members present voting in favor.

#### **5. NEW BUSINESS**

**A. Zoning Recommendation:** Lots 4, 5, and 6 of the Chestnut Heights Subdivision located on Easy Street in Fulton, Missouri

Commission Chair Morris stated that the Commission reconvened to clarify the recommendation regarding the proposed rezoning of Lots 4, 5, and 6 of the Chestnut Heights Subdivision, located on Easy Street in Fulton, Missouri.

The public hearing for this request was previously held and closed at the Planning and Zoning Commission meeting held on January 27. At that meeting, the Commission did not reach a recommendation, as the motion did not receive a majority vote.

This item was returned to the Commission for the sole purpose of determining whether a recommendation for approval or denial could be made to the City Council. No additional public hearing or public comment was permitted on this item.

Motion was made by Les Hudson and seconded by Mike 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-3 Residential. By roll call vote of 2–4, the motion failed. Nay votes: Beatty, Morris, Combs, Dunlap.

Chair Morris asked, "Is there a motion to recommend that the City Council deny the proposed rezoning?" A motion was made by Lewis Beatty and seconded by Combs. By roll call vote of 4–2, the motion passed. Aye votes: Beatty, Morris, Combs, Dunlap.



**6. NEXT MEETING**

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

**7. ADJOURN**

At 5:35 p.m., with no further discussion on the matters before it, the Commission adjourned.

/s/ Kathie Ratliff, City Clerk