

Planning and Zoning meeting minutes: May 2, 2022

Meeting called to order by Gene Moyers at 5:30pm.

Present: Gene Moyers, Ben White, Ben Vance, Larry Wilson, Don Ratliff, Mayor Theresa Kelly, Codes Officer Kevin Shira

Absent: Corinne Watts

Mayor Kelly made a motion to accept the minutes, Don seconded the motion, and the motion passed 6-0.

**New Business:** To review a Petition by Jarrett Gilgour to amend the zoning at 19 Webster and 715 Broadway Street, Chillicothe, MO 64601. The current zoning is R-3, requesting to amend to MU-1.

The applicant, Jarret "Tim" Gilgour is asking for a change on his property from R-3 to MU-1 to allow for more development uses on his property. The properties are new the railroad track in a distressed area, which fits the description of MU-1. He wants to erect a shelter for his food truck and make additional improvements on his properties there. Industrial (I-1) is adjacent to his property. He owns all of the lots on the Webster Street side of the properties in question.

There were clarification questions on land usage and property ownership from the board. Mayor Kelly had additional questions on if this was considered spot zoning. If all properties of Mr. Gilgour were considered for rezoning, it would not be considered spot zoning, having met all other definitions under the code.

No one else came forward in favor or in opposition to the petition.

With no further discussion, Ben V. made a motion to recommend to City Council the approval of the zoning change from R-3 to MU-1 but to also include all of Mr. Gilgour's properties (715 Broadway, 15 Webster, 17 Webster, 19 Webster), it was seconded by Larry, and passed 6-0.

Gene stated that Planning and Zoning was an advisory board to the City Council, and Mr. Gilgour would have to go before City Council on Monday, May 9 at the CMU office.

With no other new or old business, Mayor Kelly made a motion to adjourn, Ben W. seconded the motion, and the motion passed 6-0. The meeting adjourned at 5:51.