

## COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI

**Thursday 12/21/2023**

The Camden County Commission met with Presiding Commissioner Ike Skelton, First District Commissioner James Gohagan, and Second District Commissioner Don Williams.

### **Meeting Agenda**

Commissioner Williams made a motion to approve today's agenda. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye). Session opened at 10:00 A.M.

### **Prior Minutes**

There were no Commission meeting minutes present to be voted on.

### **New Business**

**Planning and Zoning-** Assistant Administrator, Brent Hubbard, stated the rules and procedures for today's preceding. Commissioner Williams made a motion to approve the Planning and Zoning agenda. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye). Commissioner Williams made a motion to approve the October 19, 2023 P&Z minutes. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

**PZ23- Front Porch Village- Rezone B-2 to R-3-** Commissioner Skelton asked if the applicant was present. Applicant was not present. Commissioner Skelton then asked if there were any parties in attendance to speak in favor or opposition to the request to rezone. There were none. Commissioner Gohagan asked the P&Z Assistant Admin. if the intent for the rezone is to build tiny transition homes. Hubbard confirmed. He stated they're likely to be two bedrooms maximum, used for single parents who need assistance getting on their feet, and most likely 24

month leases at the max. Commissioner Williams made a motion to approve the request to rezone. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

**PZ23-0109 Wormek/Windermere- Rezone A-1, P-2 to AR-** Commissioner Skelton asked if the applicant was present. Applicant was not present. Lee Schuman with Alpha Engineering, previously Miller Companies, was present to speak on behalf of the upcoming project and is the engineer for the project. He gave a presentation and stating what the plans are for the rezone of the land.

Commissioner Skelton asked if there were any other parties present to speak in favor or opposition for the rezone. There was one party present who stood and stated he was not in favor or opposition, he just wanted to ask questions and gather information: Jeff Brawley, Director of Encounter Ministries, the ones that took over Windermere and changed to Encounter Cove. His concerns were that there would be condominiums going up in the cove nearest to the camp, that there would be many big houses built around the camp and they'd lose their safety buffer for the children that they feel they currently have. The Commission stated that the rezone request wouldn't allow for condominiums, and Lee Schuman stated that the plan for the lots only allows for a few residential single family homes to be built. James Rericha signed in and spoke on behalf of property owners' rights, and assured that the request to rezone in this situation actually lowers the intensity for some of Mr. Brawley's concerns. Commissioner Williams made a motion to approve this rezoning request. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

**PZ23-0110 Windermere- Rezone Lot 1 P-2 to AR, Lot 2 P-2 to R-1, Lot 3 P-2 & R-1 to P-2, Lot 5 P-2 to AR, Lot 6 P-2 & A-1 to AR-** Commissioner Skelton asked if the applicant was present. Applicant was not present. Lee Schuman, project engineer, spoke. Lot 6 contains the fire station on AA in Roach. He stated that once the rezone is done, they will donate 3 acres to the fire department to allow for a larger facility or trainings. With the lot being AR, if the fire department ever decided to sell or relocate, it would still be zoned AR. There were lots within this request that are split zoned. Rezoning would make all of the lots one zone classification. None of the rezone requests would allow for anything larger than a duplex to be built in the R-1 rezones, and he stated that the AR requests are for the parts of land that consist of rough terrain. Commissioner Skelton asked if

there were any other parties present to speak in favor or opposition for the rezone. There were none. There were no questions from the Commission. Commissioner Williams made a motion to approve the request for rezone. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

This was the end of the Planning and Zoning portion of the Commission Meeting. Commissioner Williams made a motion to adjourn to any further Planning and Zoning business at 10:41 A.M. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

**ULUC Revision to R-2 Section-** James Rericha was present to speak on this agenda item. There was an issue discovered under section 2B in the newly adopted R-2 portion of the county's ULUC. Previously, the code allowed for 2-4 units and the revision limited to 2 units. The committee working through the changes to the ULUC agreed that the code should be brought back to 4 or fewer units. Commissioner Gohagan made a motion to accept the revision. Commissioner Williams seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Williams (aye).

**Schraeder Law Firm 2024 Legal Services Agreement-** For many years, the county has used Ivan Schraeder's services. He specializes in Missouri State Statutes. The agreement would cost the county \$2,400.00 for the 2024 year. Jeff Green stated that Schraeder's fee has not changed in many years. All Commissioners agreed that the services far exceed the amount of money spent and support continuing the contract. Commissioner Williams made a motion to approve this contract with Schraeder Law Firm. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (aye) and Commissioner Gohagan (aye).

**Adjourn:** With no further official business on the agenda, Commissioner Williams made a motion to adjourn to any unofficial business that may develop during the day. Commissioner Gohagan seconded the motion. The motion passed by vote:

Commissioner Williams (Yes) and Commissioner Gohagan (Yes). Session closed at 10:46 A.M.

Ordered that the Commission adjourn until Thursday, December 28, 2023.

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*Fke Skelton, Presiding Commissioner*

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*Jordan Stanton, Admin. Assistant*