

Planning and Zoning Board Meeting Minutes

200 S. Davis Street, Hamilton, MO 64644

Meeting date: April 16, 2025

Meeting Time: 5:30 pm

Members in attendance are: Lori Bowen, Lauren Danner, Toni Schmidt, Kevin Gubernatis, and Sean Connelly.

Meeting was called to order by Lori Bowen at 5:35 pm.

Motion to approve current meeting minutes was made by Kevin Gubernatis and seconded by Sean Connelly.

Motion to approve prior meeting minutes was made by Toni Schmidt and seconded by Kevin Gubernatis.

Public Participation was active by Danny Alexander voicing a complaint for 204 E. Berry Street. Mr. Alexander will fill out a formal complaint with the City Clerk and this will be properly discussed at the next meeting.

New Business was discussed.

- A. Conditional Use Permit- Ron and Mari Reed, 206 E. Middle- to rent out top portion of their house for overflow from Mari's Bed and Breakfast.
- B. Nuisance complaint for 507 E. Arthur, people living in 5th Wheel and shed. Goat present on property and no water or sewer active for this property. This matter will be referred to City Inspector for further information as the house on this property has burned.
- C. Nuisance Complaint: 309 E. Chestnut: large pile of leaves and tree branches. This matter will be forwarded to the City Council to provide citizens of Hamilton with options of limb disposal.
- D. Nuisance Complaint: 501 S. Davis, shipping containers on property. As property is zoned as residential, this matter will be forwarded to the City Attorney. A letter will be sent to the resident to inform that having shipping containers on residential property is in violation of city zoning codes.
- E. Nuisance Complaint: 111 E. Bird for trash on property. Discussed that this property is a rental and a letter will be drafted to the home owner and resident of the house to inform of this complaint and request compliance.
- F. Nuisance Complaint: 213 N. California St is a vacant lot with cars from neighbor encroaching from the neighbor's vehicle collection.

- G. Nuisance Complaint for 511 W. McGaughy Street: Letter to the property owner would be sent regarding fixing the issue of installing a drive with out a culvert and regarding renewing a building permit for the property.'
- H. Nuisance Complaint for 806 S. Colby Street: Referred issue to Code Inspector for further action.

Old Business was discussed.

- A. 105 N. Ardinger Street: City Hall will contact owner to inquire about boarding up open window and to get a timeline on addressing unsound structure.
- B. 308 E. School: Information was obtained by City Hall that the hole will be filled in over the weekend.

Report of Active Permits was reviewed. The shed being remodeled into a home at 608 S. Johnson was discussed. The building permit at this location is out of date and the structure has not been inspected by the Code Inspector. A letter will be drafted by City Hall and sent to the owners to obtain an up to date building permit and have proper inspections completed. The Code Inspector will be notified.

Discussion was held regarding the next meeting. April's meeting will be held on April 16, 2025 at 5:30 pm.

Motion was made to adjourn the meeting by Sean Connelly and seconded by Kevin Gubernatis. Meeting was ended. At 6:45 pm.