

Planning and Zoning Commission meeting

October 29, 2024, 7 p.m.

New Haven City Hall

101 Front Street

Agenda

1. Call to Order
2. Approval of minutes, September 24, 2024, meeting, pages 1-2
3. Public Hearing, Request for change in zoning classification, page 3
PMJC Futures, Inc., applicant. A public hearing to consider an application for a rezoning of property generally located on the south side of Highway 100. The property is currently zoned C-1 & A-1 Commercial and Agricultural requesting zoning classification change to C-1 Commercial. (Franklin County Parcels # 12-1-01.0-0-099-009.100) Section 36, Township 45 North, Range 3 West, pages 4-6.
 - a. Applicant Presentation
 - b. City Staff presentation, Michael Fleege
 - c. Public Comment
 - d. Close Public Hearing
 - e. Commission discussion / recommendation
4. Lot Consolidation
 - a. EMBEE Enterprises, LLC applicant, is seeking approval for lot consolidation. DMBEE is proposing to combine four existing tracts of property into two lots. The four tracts are describes as Lot 1C, 1D, 1E, & 1F, Stonehurst Village Plat 2, of the City of New Haven, Missouri (Franklin County Parcel #'s 04-7-35.0-0-030-091.500, 04-7-35.0-0-030-091.400, 04-7-35.0-0-030-091.300, & 04-7-35.0-0-030-091.200). pages 7-8
 - i. Applicant presentation
 - ii. City staff report
 - iii. Commission discussion / recommendation
5. Site Plan review, Lot 1C, Stonehurst Village Plat 2, pages 9-10
Aspen Valley Senior Homes
 - a. Applicants Presentation
 - b. City staff presentation
 - c. Commission discussion / recommendation
6. Miscellaneous items
7. Adjourn

**Planning and Zoning Commission Meeting
September 24, 2024
New Haven City Hall**

Call to Order:

Phil McKernan called the meeting to order at 7:00 p.m.

Board Members Present

Tim Otten, Ed Shivers, Todd Blanc, Phil McKernan, Mike Guittar, Felix Mesger and Charlie Tritch

Staff Members Present:

Lori Quick and Mike Fleege

Others Present:

Mark Bauche

****Motion to approve the minutes from June 25, 2024 Tim Otten, Todd Blanc 2nd. All were in favor**

Public Hearing: Special Use Permit application for a vacation rental, applicant Mark Bauche at 1006 George Street. This property is zoned Single Family Residential (r1A), a commercial use such as the one purposed in this district requires a Special Use Permit. Property owners located within 200 feet of the subject property were mailed notices as provided by the New Haven Municipal Code Section 405.950 A4.

Presenter Mark Bauche stated that he bought the house 3-4 years ago, he stripped it to the brick. As a VRBO it will help to offset the cost of remodeling the house. There is plenty of off-street parking. He will be very selective on who he allows to rent it out.

Mike Fleege stated that we have done similar properties in town. There will need to be quiet times established, signage, length of stay allowed, it will be subject to Lodging Tax. It has two bedrooms and in the past two were allowed to stay in each room. A Business License will be required and a yearly occupancy permit will need to be done. The Special Use Permit is non-transferrable.

Public Comment: Mike Bumgarner questioned the max occupancy would be allowed. He wanted to know it would be figured on the number of people allowed at one time. What keeps adults from renting the property then turning it over to teenagers? Mike Fleege answered that the square footage is used in calculating the occupancy based on what is in the code book. There are rules established at each property to avoid some of the problems Mr. Bumgarner asked about.

****Motion to close Public Hearing Tim Otten, Felix Mesger 2nd. All were in favor.**

Board discussion: Mark Bauche lives only about 10 miles from the property. A Vacation Rental would be the same rules as regular residential. The number overnight was decided to be six individuals. Day guest would be maxed at 20. Quiet time would be after 9:00 pm Sunday – Thursday and 11:00 pm after 11:00 pm on Friday and Saturday. The following items would be required; exit signs above some of the doors, a fire extinguisher, emergency numbers should be posted, the max number of days for one continuous stay is 28 days. Residential trash pickup would be allowed because the owner would stay there at times.

****Motion to approve and recommend to the Board of Aldermen the Special Use Permit be allowed at 1006 George Street with the following stipulations: exit signs above some of the doors, a fire**

extinguisher, emergency numbers should be posted, the max number of days for one continuous stay is 28 days. Residential trash pickup would be allowed because the owner would stay there at times Tim Otten, Felix Mesger 2nd. All were in favor.

****Motion to adjourn Tim Otten, Ed Shivers 2nd. All were in favor.**

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lori Quick".

Lori Quick

City of New Haven

Notice of Public Hearing
City of New Haven
Board of Aldermen
Planning & Zoning Commission

Notice is hereby given that Public Hearings at the following dates and times shall be held by The City of New Haven to hear comments regarding the following Request for Change in Zoning Classification:

- Planning and Zoning Commission, October 29, 2024, 7 p.m., 101 Front Street
- Board of Aldermen, November 12, 2024, 7 p.m., 205 Industrial Drive

Said Hearing will be as follows:

PMJC Futures, Inc. has applied for a rezoning for property generally located on the south side Highway 100. The property is currently zoned C-1 & A-1 Commercial and Agricultural requesting zoning classification change to C-1 Commercial.

PROPERTY DESCRIPTION

ADDRESS: Highway 100

PROPERTY DESCRIPTION: City of New Haven, Missouri. Section 01, Township 44, Range 3 West, being in the City of New Haven. Parcel ID No. 12-1-01.0-0-099-009.100

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review at New Haven City Hall, 101 Front Street during weekdays between the hours of 8:00 a.m. and 5:00 p.m.. If you need additional information, please contact Kathleen Trentmann, City Administrator, by telephone 573-500-2530 or by email at kathy.trentmann@newhavenmo.org.

Publish in the New Haven Independent News October 9, 2024.

Please note: you are receiving this notice because your property is located within 200 feet of the subject property (Highway 100) as provided by the New Haven Municipal code Section 510.060 paragraph A1.



City of New Haven
101 Front Street
PO Box 236
New Haven, MO 63068

Paid \$ 150.00
Receipt No. 5502
Date 10/3/24
Property ID # _____

City of New Haven
Application for Zoning Change

Applicant Information

Full Name: PMJC Futures, Inc. Date: _____
(Managing Member, Larry Haeffner)
Street Address: 116 Industrial Drive, P.O. Box 305
City: New Haven State: MO Zip Code: 63068
Phone: 636-221-2565 Email: icsjan2011@gmail.com

Legal Property Owner Information

Name of Legal Owner: PMJC Futures, Inc. Date: _____
(Managing Member, Larry Haeffner)
Street Address: 116 Industrial Drive, P.O. Box 305
City: New Haven State: MO Zip Code: 63068
Phone: 636-221-2565 Email: icsjan2011@gmail.com

Property Information for Zoning Request

Property Address: Highway 100, New Haven, Mo.
Total Acreage: 5 Present Zoning Classification: C1 & A1 Requested Zoning Classification: C1
Present Use: Undeveloped Proposed Use: Future commercial

PLEASE SIGN AND DATE

Applicant(s) Signature: [Signature] Date: 10/2/24
Signature of Legal Owner(s): [Signature] Date: 10/2/24

****Please submit the following items along with the application:**

1. The required filing fee \$150
2. A legal description of the affected real estate
3. One paper copy of a sealed plat or survey of the property clearly showing the boundaries of the property.

DESCRIPTION OF 5.02 ACRE TRACT

A tract of land being part of the Northwest Quarter of Section 1, Township 44 North, Range 3 West of the 5th P.M. in the City of New Haven, Franklin County, Missouri, being more fully described as follows:

Commence at an iron stake at the southwest corner of the East Half of the Northwest Quarter of Section 1 as shown on Surveyor's Record 16 Page 211;

Thence S 87° 51' 53" W on the quarter section line 37.68 feet;

Thence S 87° 51' 53" W on the quarter section line 37.68 feet;

Thence N 88° 46' 31" W 20.00 feet to a point on the east line of the fourteenth tract recorded in Doc #1507629 and the Point of Beginning;

Thence S 01° 13' 26" W on the property line 376.49 feet to an iron rod;

Thence N 01° 29' 34" E 83.34 feet to an iron rod;

Thence N 81° 35' 10" W 168.72 feet to an iron rod;

Thence N 15° 29' 32" E 414.14 feet to an iron rod in the south line of Highway "100";

Thence N 87° 52' 51" E 31.80 feet;

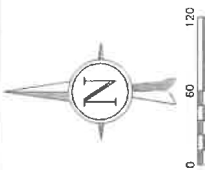
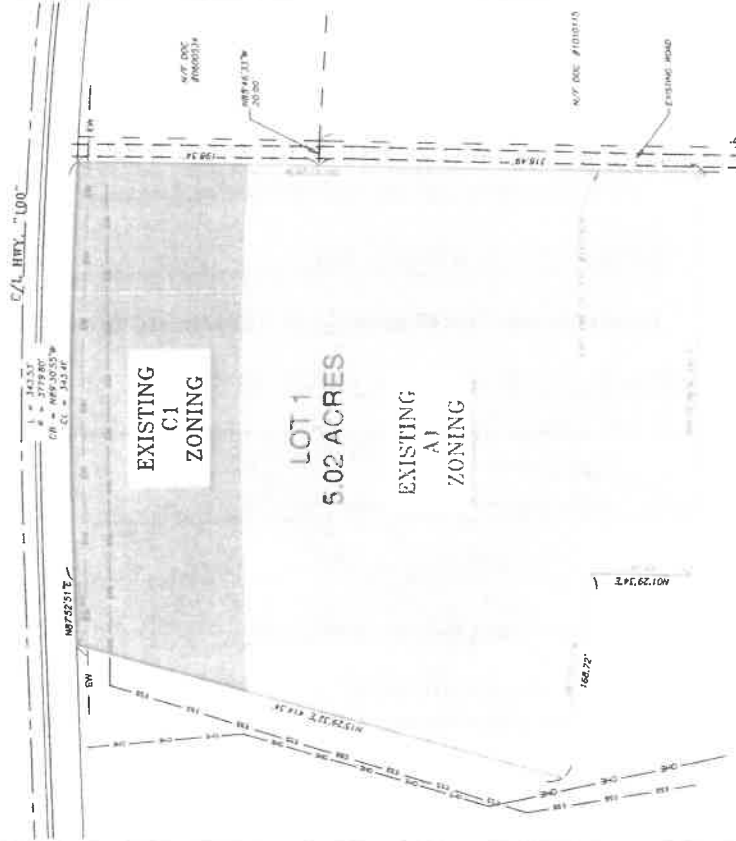
Thence on a curve to the right having a radius of 3779.80 feet and a chord bearing and distance of S 89° 30' 58" E 343.41 feet to an iron rod;

Thence bearing said right-of-way S 01° 13' 26" W a distance of 198.54 feet to the POINT OF BEGINNING;

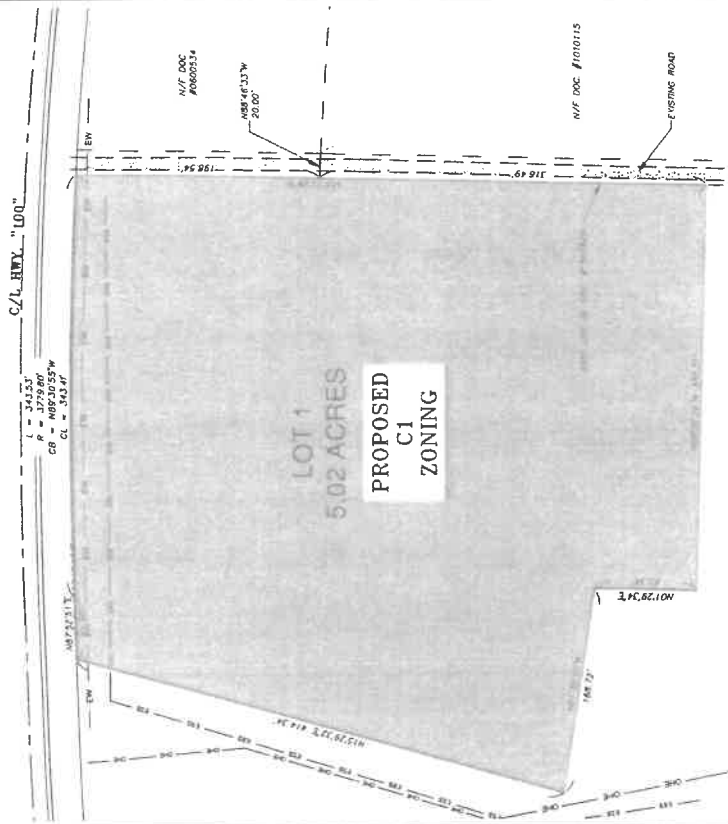
connecting 5.02 acres more or less

SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD

EXISTING PROPERTY ZONING



PROPOSED PROPERTY ZONING



ZONING EXHIBIT

A TRACT OF LAND BEING PART OF THE NW 1/4 OF SEC. 1, T44N, R3W OF THE 5TH P.M. IN THE CITY OF NEW HAVEN, FRANKLIN COUNTY, MO

WALTON ENGINEERING, INC.
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET, SUITE 200
NEW HAVEN, MISSOURI 64655
CIVIL ENGINEERING, SURVEYING
LAND SURVEYING, 000125

SCALE: 1"=60'	SHEET
DATE: 11/15/2024	1 OF 1
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City of New Haven
101 Front Street
PO Box 236
New Haven, MO 63068

Paid \$ _____

Receipt No. _____

Date _____

Property ID # _____

City of New Haven
Application for Lot Consolidation

Applicant Information

Full Name: Brad Brewer Date: 10-17-24

Street Address: 1888 East 9th St.

City: Washington State: MO Zip Code: 63090

Phone: 636-795-4672 Email: Brad@AspenValleySeniorHomes.com

Legal Property Owner Information

Name of Legal Owner: Embee Enterprises, LLC Date: 10-17-24

Street Address: 306 Hancock St

City: New Haven State: MO Zip Code: 63068

Phone: 636-795-4672 Email: Brad@AspenValleySeniorHomes.com

Property Information for Lot Consolidation

Property Address: 306 Hancock St, New Haven, MO 63068

PLEASE SIGN AND DATE

Applicant(s) Signature: [Signature] Date: 10-17-24

Signature of Legal Owner(s): [Signature] Date: 10-17-24

****Please submit the following items along with the application:**

1. The required filing fee \$50
2. The owner shall submit a written request for the proposed lot consolidation. (Section 405.440)
3. No amended record plats are needed as long as the external boundary in question shall be used as one (1) lot. An exhibit including the following information shall be provided:
 - i. Out boundary of the affected lots.
 - ii. The recorded name of the subdivision and book and page of the original record plat.
 - iii. Lot numbers for each lot as established on the record plat.
 - iv. The street(s) abutting the affected lots.
 - v. Other items as deemed necessary by the Administrator Officer

