

Planning and Zoning Commission meeting

April 22, 2025, 7 p.m.

**City Hall
101 Front Street**

Agenda

1. Call to Order
2. Roll Call
3. Approval of minutes, March 18, 2025, pages 1-3
4. Public Hearings, a. Special Use Permit application, page 5-6
 - a. Special Use Permit application for proposed new cell tower antenna and compound, applicant Verizon Wireless, Jonathon Hunt, 100 Danny Scott Drive. (requires property located within 200 feet of the subject property be given notice as provided by the New Haven Municipal Code Section 405.950 A4).
 - i. Applicant presentation, pages 7
 - ii. City Staff report, Michael Fleege
 - iii. Public Comment
5. Text Amendment Chapter 405, Section 405.190 A, the City of New Haven is seeking a text amendment to Section 405.190(A) by adding a new Section 405.190(A). 33. Museums. Draft Bill No. Pages 8-9
6. Text Amendment, Chapter 300, Traffic Code Regulations. The City of New Haven is seeking a text amendment to chapter 355 by adding a new Section 355.110. Stopping, Standing, or Parking Prohibited in Specified Places – Section 355.110. Pages 10-11
7. Text Amendment, Chapter 300, Traffic Code Regulations. The City of New Haven is seeking a text amendment to Chapter 300 by adding new Section 355.120. Stopping, Standing, or Parking Prohibited in Specified Places – Section 355.120. Pages 12-13
8. Motion to close Public Hearings
 - a. Commission discussion / recommendations
 - i. Special Use Permit application, new cell tower and compound
 - ii. Text Amendment Chapter 405, 405.190A. Museums.
 - iii. Text Amendment Chapter 300, 355.110, Stopping, Standing, or Parking Prohibited in Specified Places

iv. Text Amendment Chapter 300, 355.110, Stopping, Standing, or
Parking Prohibited in Specified Places

9. Miscellaneous

10. Adjourn

**Planning and Zoning Commission Meeting
March 18, 2025
New Haven City Hall**

Call to Order:

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

Role Call of Members present

Tim Otten, Ed Shivers, Phil McKernan, Charles Tritch, Felix Mesger and Garry Burch

Staff Members Present:

Kathleen Trentmann, Lori Quick, Debra Kopmann and Mike Fleege

Others Present:

Lance Stroheker

****Motion to approve the minutes from October 29, 2024 with acknowledgement of scrivener's error to Others Present as Teresa and Steven Hale by Tim Otten, Ed Shivers 2nd. All were in favor.**

Street Vacation Request (public notice published) and Lot Consolidation, Lance Stroheker.

Lance Stroheker is requesting to consolidate lots 118 & 119 and vacate a portion of Kemp Street. He purchased the lots in 2016 and 2018. He would like to consolidate the lots the portion of Kemp Street as shown on the plat map to be vacated and assume ownership. He also owns Lot 125 that connects to these lots. The land is a steep uphill grade and would not be able to be developed easily. Lance has no plans to sell or subdivide any of the land. He also submitted a signed letter from Tyler and Miranda Baker, occupants of 812 Olivia Ct stating they do not want any responsibility or ownership of Kemp St. if it were to become vacant. Mike Fleege commented this is similar to other undevelopable land and has no issues with it.

Commission Discussion regarding Street Vacation Request and Lot Consolidation

In the future, the City does not foresee having a connecting street through this area due to the steep grade and the expense it would require. Also, having undeveloped "green space" in town is desirable. Lance will need to have a Certified Engineer plan/plat the property with the county. City Administrator will draft the Ordinance to present to the Board of Alderman.

****Motion to recommend approval of Lance Stroheker's request to consolidate lots 118 & 119 and vacate a portion of Kemp Street by Tim Otten, Felix Mesger 2nd. All were in favor.**

Public Comment

None.

Miscellaneous items

Vehicles – Street Parking: A suggestion was made to implement an Ordinance that would apply to all city residents regarding vehicles left parked on the street. The maximum days a vehicle may remain parked on the street would need to be determined. Police involvement would only be complaint driven. The Police Department would not actively patrol; they would enforce if a complaint was received.

Museum: Currently not permitted in either code. A recommendation was made it be zoned Commercial. A public hearing will need to be held for zoning.

Public Comment: There was no public comment.

****Motion to adjourn Tim Otten, Charlie Tritch 2nd. All were in favor.**

Respectfully submitted,



Debra Kopmann



City of New Haven

101 Front Street
PO Box 236
New Haven, MO 63068



March 19, 2025

To the Mayor and Board of Aldermen,

On March 18, 2025 the Planning and Zoning Commission held their monthly meeting. A request to consolidate lots 118 & 119 Kemp Street into one and vacate a portion of Kemp Street..

Motion to approve and recommend to the Board of Aldermen to allow the consolidation of lots 118 & 119 Kemp St into one and vacate a portion of Kemp Street, Tim Otten, Felix Mesger 2nd. All were in favor.

Regards,

Philip McKernan
President, Planning & Zoning Commission

dk

City hall,

As the occupants of 812 Olivia Ct, we do not want any responsibility or ownership of Kemp St. if it were to become vacant.

Tyler Baker



Miranda Baker



City of New Haven

March 28, 2025

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 and the Planning and Zoning Commission to consider the following matters:

- Planning and Zoning Commission, Tuesday, April 22, 2025, 7 p.m., 101 Front Street
 - Board of Aldermen, Monday, May 12, 2025, 7 p.m., 205 Industrial Drive
1. Special Use Permit Application, 100 Danny Scott Drive, Verizon Wireless, Jonathon Hunt, applicant. The applicant is seeking a Special Use Permit Application for a proposed new cell tower antenna and compound. Location: Northeast corner of "Top Gun Storage Units".
 2. Text Amendments, Chapter 405. Zoning Regulations, Section 405.190, relating to Zoning Districts "C-1" General Commercial Sections 405.190.
 3. Text Amendment, Chapter 300. Traffic Codes, Chapter 355, Stopping, Standing, or Parking in specified places.

Anyone interested in the proceedings will be given an opportunity to be heard. Copy of the application is for review at City Hall, 101 Front Street, during weekdays between the hours of 8:00 a.m. and 5:00 p.m. If you should 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 April 2, 2025

Please note: you are receiving this notice because your property is located within 200 feet of the subject property 100 Danny Scott Drive as provided by the New Haven Municipal Code Section 405.950 paragraph A4.



City of New Haven

101 Front Street
PO Box 236
New Haven, MO 63068



April 2, 2025

Dear Property Owner,

Please be advised that a Public Hearing will be held at New Haven on the following dates, and times to hear comments on a Special Use Permit Application, 100 Danny Scott Drive, Verizon Wireless, Jonathon Hunt, applicant.

- Public Hearing, Planning and Zoning Commission, April 22, 2025, 7 p.m., at 101 Front Street
- Public Hearing, Board of Aldermen, May 12, 2025, 7 p.m., at 201 Industrial Drive

The applicant, Verizon Wireless, Jonathon Hunt is seeking a Special Use Permit for a proposed new cell tower antenna and compound. Location Northeast corner of "Top Gun Storage Units". You are receiving this notice as required by the Zoning Ordinance of the City of New Haven.

A copy of the proposed amendment and other information is available at City Hall.

If you have any questions, please contact me at 573-500-2530.

Thank you,

Kathleen A. Trentmann
City Administrator

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Planning &
Zoning

101 Front Street
New Haven, Missouri 63068
(573) 237-2349

City of New Haven

SPECIAL USE PERMIT APPLICATION

Applicant Name and Address: *Please print or type* Jonathon Hunt on behalf of Verizon Wireless

Applicant Signature and Date: Jonathon Hunt
Digitally signed by Jonathon Hunt
DN: cn=Jonathon Hunt, o=US,
email=jhunt@clineilc.com
Date: 2025.03.11 14:42:24 -

Applicant Phone: 314-707-8461 **Applicant Email Address:** JHunt@CLineLLC.com

Description of proposed Special Use

(Please use additional sheets and / or attach additional information if necessary.)

Proposed new cellphone antenna and compound.
Please see attached plans.

Northeast corner of "Top Gun" 100 Danny Scott Dr.

Section 405.220 LI. Special permit required 1. Communication Tower
Section 405.360 Communication Towers

B. No two (2) towers shall be located within a one-thousand-foot radius.

Please be prepared to answer these possible public questions:

1. Cancer concerns from tower proximity?
2. Have you explored shared use of existing towers?
3. Have you considered alternate sites?

Special Use Permit overview

- The fee for a Special Use Permit application is \$150 and is set by ordinance. The fee covers costs of advertising, printing and administrative costs related to processing of the application.
- The City reserves the right to require additional information if necessary for evaluation of the permit application. Information that may be required includes building, floor area and lot dimensions; parking areas and diagrams, site features including light standards, fencing, and exterior enclosures, and other info.
- A Special Use Permit requires a Public Hearing before the Planning and Zoning Commission and Board of Aldermen. A minimum 15-day notice is required for all Public Hearings.

Please note: The information provided here is a general summary of the Special Use Permit regulations. A copy of the full regulations is available at City Hall or on the city website, www.newhavenmo.org.

Office Use Only

Fee paid: \$150.00

Public Hearing
Date: 4/22/25

Administrative Officer

BILL NO. _____

ORDINANCE NO. _____

INTRODUCED BY ALDERMAN _____

**AN ORDINANCE TO AMEND CHAPTER 405 OF THE MUNICIPAL
CODE OF THE CITY OF NEW HAVEN, MISSOURI ESTABLISHING AMENDED
REGULATIONS PERTAINING TO LAND USE TO PROMOTE THE HEALTH,
SAFETY, MORALS AND GENERAL WELFARE OF THE CITIZENS IN THE CITY OF
NEW HAVEN, MISSOURI**

WHEREAS, Chapter 405 of the Municipal Code of the City of New Haven provides for regulations governing Zoning Regulations in the City of New Haven, Missouri; and

WHEREAS, the Planning and Zoning Commission, following a lawful public hearing to hear comments on proposed amendments to said Chapter 405, has by affirmative vote recommended adoption of certain additions and amendments to Chapter 405; and

WHEREAS, the Board of Aldermen, following a lawful public hearing to hear comments on proposed amendments to said Chapter 405, has determined that said additions and amendments and are necessary and desirable to Chapter 405; and

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the City of New Haven, Missouri, as follows:

SECTION ONE.

Chapter 405, Zoning Regulations, Section 405.190 A use is here added:

1. Section 405.190(A). 33. Museums

SECTION TWO.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION THREE.

This ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and passed by the Board of Aldermen this _____ day of May, 2025.

Approved by the Mayor this _____ day of May, 2025.

MAYOR

ATTEST:

CITY ADMINISTRATOR

BILL NO. _____

ORDINANCE NO. _____

INTRODUCED BY ALDERMAN _____

**AN ORDINANCE TO AMEND CHAPTER 300 OF THE MUNICIPAL
CODE OF THE CITY OF NEW HAVEN, MISSOURI ESTABLISHING AMENDED
REGULATIONS PERTAINING TO THE TRAFFIC CODES FOR THE CITIZENS IN
THE CITY OF NEW HAVEN, MISSOURI**

WHEREAS, Chapter 300 of the Municipal Code of the City of New Haven provides for regulations governing Traffic Codes in the City of New Haven, Missouri; and

WHEREAS, the Board of Aldermen, following a lawful public hearing to hear comments on proposed amendments to said Chapter 355, has determined that said additions and amendments are necessary and desirable to Chapter 355;

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the City of New Haven, Missouri, as follows:

SECTION ONE.

Chapter 355 - Stopping, Standing or Parking Prohibited in Specified Places - Section 355.110 is hereby added as follows:

1. Section 355.110

A. Whenever there is broadcasted, on any two TV or radio stations, (1) A National Weather Service Winter Weather Advisory, or (2) A winter weather warning predicting snow accumulations of two inches or more, or (3) A prediction of any ice accumulation, there shall be no parking on any part of any street within the City, unless such street has been deemed clear of snow, ice or freezing rain by the Director of Public Works or his designee or twelve (12) hours has elapsed since the end of the storm's accumulating precipitation.

1. Vehicles found parked in violation hereof may be towed in accordance with the provisions of Chapter 215 of the Municipal Code.

2. No person shall interfere with snow removal equipment while same is in operation.

3. Any person violating the provisions hereof shall be deemed guilty of a misdemeanor and, upon conviction thereof, be subject to penalties, provided that the fine for the first such offense shall be fifteen dollars (\$15.00) and the fine for each offense thereafter shall be twenty-five dollars (\$25.00).

B. Upon application to and approval by the Director of Public Works, a snow removal exemption certificate may be issued if the Director of Public Works is satisfied that on-site parking is not available because of the lack of a driveway or the insufficiency of driveway space. Such certificate shall be renewed annually on or before October 1st at a cost of ten dollars (\$10.00).

SECTION TWO.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION THREE.

This ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and passed by the Board of Aldermen this _____ day of May, 2025.

Approved by the Mayor this _____ day of May, 2025.

MAYOR

ATTEST:

CITY ADMINISTRATOR

BILL NO. _____

ORDINANCE NO. _____

INTRODUCED BY ALDERMAN _____

**AN ORDINANCE TO AMEND CHAPTER 300 OF THE MUNICIPAL
CODE OF THE CITY OF NEW HAVEN, MISSOURI ESTABLISHING AMENDED
REGULATIONS PERTAINING TO THE TRAFFIC CODES FOR THE CITIZENS IN
THE CITY OF NEW HAVEN, MISSOURI**

WHEREAS, Chapter 300 of the Municipal Code of the City of New Haven provides for regulations governing Traffic Codes in the City of New Haven, Missouri; and

WHEREAS, the Board of Aldermen, following a lawful public hearing to hear comments on proposed amendments to said Chapter 355, has determined that said additions and amendments and are necessary and desirable to Chapter 355;

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the City of New Haven, Missouri, as follows:

SECTION ONE.

Chapter 355 - Stopping, Standing or Parking Prohibited in Specified Places - Section 355.120 is hereby added as follows:

1. Section 355.120.

No person shall park a vehicle on any street for an uninterrupted period of time longer than twenty-four (24) hours, except in an emergency.

SECTION TWO.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION THREE.

This ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and passed by the Board of Aldermen this _____ day of May, 2025.

Approved by the Mayor this _____ day of May, 2025.

MAYOR

ATTEST:

CITY ADMINISTRATOR