

Planning and Zoning Commission Meeting

July 22, 2025 - 7 p.m.

New Haven Public Works Facility

205 Industrial Drive

New Haven, MO

Agenda

1. Call to Order
2. Approval of minutes, April 22, 2025 meeting, pages 1-3
3. Introduction of Board and Staff
 - a. New Deputy City Administrator – Sarah Skeen
 - b. New Administrative Assistant – Debbie Williams
 - c. New Building Inspector – Nick Reed
4. Discussion Items
 - a. P&Z Processes
 - b. Development – Past, Present, Future
 - c. Comprehensive Plan Update
5. Miscellaneous
6. Adjourn

Planning and Zoning Commission Meeting
April 22, 2025
New Haven City Hall

Call to Order:

Phil McKernan called the meeting to order at 7:00 PM

Role Call of Members Present:

Tim Otten, Ed Shivers, Todd Blanc, Rob Hausmann, Phil McKernan, Charles Tritch, Felix Mesger, and Garry Burch.

Staff Members Present:

Kathleen Trentmann, Debra Kopmann, Mike Fleege and Chief Neace.

Others Present:

Jonathan Hunt, contractor for Verizon Wireless.

****Motion to approve the minutes from March 18, 2025 by Tim Otten, Ed Shivers, 2nd. All were in favor.**

Public Hearings:

Special Use Permit for Verizon Wireless cell tower. This is a larger cell tower that would provide better reception for New Haven and the downtown area. The proposed 300' tower could provide better service and would be open to more cell carriers.

Public Comment:

Mr. & Mrs. Larry LaRose are concerned about the proximity of the proposed location of cell tower to their residence noting health concerns, aesthetics and generator noise. They are opposed to the tower. They requested to be informed of the next meeting.

Commission Discussion:

The Commission understands the homeowners' concerns and recommends the location of the cell tower be moved 200' to the West of the proposed site. Upon this condition, a variance would be granted regarding the 1,000 ft code regulation of the neighboring cell tower. The tower would also need a nice, slatted fence installed for aesthetics.

****Motion to approve the Verizon Wireless Cell Tower Special Use Permit with a condition to move the tower location at least 200' directly West and have a slatted fence around it for aesthetics and approve variance for less than 1,000 ft from neighboring tower by Tim Otten, Ed Shivers, 2nd. Seven were in favor, one nay.**

Ordinances & Resolutions:

The Planning and Zoning Commission recommends approval of Bill No. 25-1512 (adding Section 405.190 (A). 33. Museum).

****Motion to approve Felix Munsinger, Charles Tritch, 2nd.**

The Planning and Zoning Commission recommends approval of Bill No. 25-1513 (adding Section 355.110 vehicle parking during snow events).

****Motion to approve Tim Otten, Rob Hausmann, 2nd.**

Bill No. 25-1514 to amend Chapter 300 of the Municipal Code of the City of New Haven, Stopping, Standing, or Parking Prohibited in Specified Places. The Commission was unable to come to an agreement on the number of hours. This has been tabled for the next meeting, May 20th, 2025.

****Motion to adjourn Charlie Tritch, Ed Shivers, 2nd. All were in favor.**

Respectfully submitted,


Debra Kopmann



City of New Haven

101 Front Street
PO Box 236
New Haven, MO 63068



May 9, 2025

To the Mayor and Board of Aldermen,

On April 22, 2025 the Planning and Zoning Commission held their monthly meeting.

Motion to approve the Verizon Wireless Cell Tower Special Use Permit with a condition to move the tower location at least 200' directly West and have a slatted fence around it for aesthetics and approve variance for less than 1,000 ft from neighboring tower.

Motion to approve and recommend to the Board of Aldermen amendments to Bill No. 25-1512 and Bill No. 25-1513.

Regards,

Philip McKernan
President, Planning & Zoning Commission

dk