

Planning and Zoning Commission Meeting

January 27, 2026 - 7 p.m.

New Haven Public Works Facility

205 Industrial Drive

New Haven, MO

Agenda

1. Call to Order
2. Roll Call
3. Approval of minutes, November 25, 2025 meeting, page 1-2
4. Uses Permitted Upon Review and Approval
 - a. Applicant, Dave Grannemann Insurance Agency, LLC, is requesting approval to construct a 30x40 storage building in a C-1 zoning district, pages 3-5
5. Adjourn

Planning & Zoning Commission Meeting

November 25th, 2025

New Haven Public Works Facility

Meeting called to order by Phil McKernan at 7:08 pm

Roll Call of Members Present: Alan Bell, Charles Tritch, Ed Shivers, Austin Madden, Phil McKernan, & Rob Hausmann.

Members Absent: Felix Mesger, Garry Burch, & Todd Blanc

Staff Members Present: Sarah Skeen, Deborah Williams, & Nick Reed

Others Present: Steve Bertrand- Alderman Ward 2, Tim Otten-Resident

Motion to Approve Minutes from October 28th, 2025: Charles Tritch, 2nd Alan Bell

Uses Permitted Upon Review and Approval:

Home Occupation Approval: Tool & Die Polishing Business. Applicant Jacob Burkett requested approval for a single person polishing business in an R1A district. Emily Burkett (applicant's wife) answered questions on operations and waste disposal, presenting material safety data sheets for stoning oil and orange mold cleaner. Waste disposal of shop towels with minimal residue in regular garbage; no hazardous materials entering drains. Noise concerns addressed: only significant noise is from a small air compressor; no complaints from neighbors. After discussion and confirmation that Board of Aldermen approval was not required, the application was approved, *pending the applicant obtaining a business license.* **Motion to Approve:** Ed Shivers, 2nd Austin Madden.

Residential Use Request in C1 Zoning: Applicant Shane Camden requested approval to add residential units in a C1 (commercial) district, at Paddle Stop Brewery (old City Shed). Plans involve renovating space which is seven steps above ground. Future addition of another apartment possible. Discussion on whether property is C1 or C3 zoning; consensus that C3 would allow residential by right, but map marks it as C1. Clarification needed in future. City inspector Nick Reed confirmed renovations are feasible; parking and building access discussed and found adequate. *Request for residential use approved unanimously as C1, with future zoning issues to be revisited.* **Motion to Approve:** Charles Trich, 2nd Rob Hausmann

Minor Subdivision & Land Annexation for School: John Muser (BFA Land Surveyor) presented a proposal for a minor subdivision to transfer approximately four acres from Pohlmann and Yarborough to the New Haven School District with a closing date of December 15th, 2025. This would connect a county parcel with school-owned city land, potentially creating a parcel partially inside and partially outside city limits. Discussion about need (or not) for annexation; suggestion to annex the new parcel for consistency. Steps for voluntary annexation described (simple, notarized application, no fee); must be completed before Board of Aldermen meeting. *Motion to approve minor subdivision, zone it R1A, and proceed with annexation.* **Motion to approve and send to BOA:** Charles Trich, 2nd Alan Bell.

Discussion: Workshop: Alleys, Streets, and Housing Diversity: Reviewed historic and current alley and street designs, noting many streets were platted but never built. Emphasis on city taking responsibility for alley maintenance, not individual property owners. Discussion on benefits of alleys and narrower streets: safer communities, less street parking congestion, and improved neighborhood character. Presentation highlighted how the same building style can serve as single-family, two-family, or four-family housing depending on zoning (R1, R2, R3), encouraging mixed housing for community diversity. Considerations included parking concerns, maintenance responsibilities, and the impact on community cohesion. Members discussed the need for incentives or changes to encourage development, especially where street completion is required. Noted that adding new residents increases tax base, supporting public services; city policy is to require developers to pay for new streets unless a build-out benefits the city. Consensus to inventory existing alleys and consider alley development/maintenance in the comprehensive plan.

Motion to Adjourn: Austin Madden, 2nd Alan Bell at 7:52 pm

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dan Williams", with a long, sweeping horizontal line extending to the right.

Deborah Williams

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Uses Permitted Upon Review and Approval Application

Please print or type

Applicant Information:

Name: Dave Grannemann Ins Agency LLC Date: 1-6-26

Address: 485 Charles Cook Plaza

City: New Haven State: MO Zip Code: 63068

Phone: 573-280-0158 Email: dgrannemann@shelterinsurance.com

Property Information for Use:

Property Address: 429 Charles Cook Plaza New Haven, MO 63068

Property Tax ID # 82-3754951

Total Acreage: .06 Present Zoning Classification: Comm Legal Description: _____

Present Use: Empty lot Proposed Use: 30X40 Metal Building-Storage

You must submit the following:

1. A completed application form
2. A site plan drawn to scale showing the following:
 - a. The legal description of the property
 - b. The exterior property line
 - c. The location, size, and use of all existing and/or proposed structures
 - d. The location of all easements, right of way, and setbacks
 - e. The location of existing and/or proposed parking spaces and drive entrances
 - f. The location of existing and/or proposed screening fences and signage
 - g. The location of existing sanitary and storm sewers, water mains, culverts, and other underground structures
 - h. Any other information which would be helpful to the Planning and Zoning Commission in consideration of this application

Please note: The City reserves the right to require additional information if necessary for evaluation of the permit application

Please Sign and Date:

Applicant(s) Signature: Dave Grannemann Date: 1-6-26

Parcel

Table Zoom to

OSection	35
Township	45
Range	3W
Owner1	BLANIC ENTERPRISES LLC
Owner2	
DTIF	0
Situs	429 CHARLES COOK PLZ NEW HAVEN 63068
MasterTaxC	037
OWAttn	
Legal	PT L 11
DocNum	1305614
ESN	740
Zoning1	CITY
Zoning2	
ConduSe	0
ZoningComm	



