

Planning and Zoning Commission Workshop

July 28, 2026 - 6 p.m.

New Haven Public Works Facility

205 Industrial Drive

New Haven, MO

Agenda

1. Call to Order
2. Roll Call
3. Approval of Workshop Meeting Minutes
 - a. June 23, 2026, pages 1-2
4. Comprehensive Plan Presentation
 - a. i5 Group Consultant
5. Adjourn

Planning & Zoning Commission Workshop Meeting

June 23rd, 2026

New Haven Public Works Facility

Meeting called to order by Rob Haussmann at 6:00 p.m.

Roll Call of Members Present: Alan Bell, John Cassidy, Ed Shivers, Rob Hausmann, & Todd Blanc.

Members Absent: Austin Madden, Phil McKernan Commission has 2 vacancies

Staff Members Present: Sarah Skeen-City Administrator, Deborah Williams-City Clerk, & Nick Reed-Building Inspector.

Others Present: Steve Bertrand-Alderman

Code Review: Home Occupations, Chapter 405 Section 405.140-405.180 & 405.420- Sarah Skeen introduced changes to Chapter 405 regarding home occupations (Sections 405.140-2, 405.180, and 405.420) to align with state statutes & remove home occupations. State law prohibits cities from requiring home occupations to obtain a business license or undergo a "use permitted upon review" process. The city only collected \$13,000 in business license revenue last year, which does not cover the administrative costs and staff time required to manage the licenses. The commission also discussed removing the requirement that home businesses occupy no more than 25% of a home's floor area, as it is nearly impossible to enforce without invasive inspections (section 405.420, C.11.) Language in Section 405.420, C.14 & 15 edited to read in a more clarifying manner. Enforcement for home occupations will transition to a complaint-based system, focusing on visible nuisances such as excessive noise, traffic, or outdoor storage. Clarifications were made for yard sales (limited to one per month) and babysitting (limited to four or fewer children) to ensure the language correctly defines when an activity becomes a home occupation.

Alignment with State Statutes and Safety; the commission discussed state limitations on regulating home businesses, noting that the city can still enforce building codes, health and sanitation, traffic control, and noise control. Following a suggestion from commission members to add specific language from the state statute regarding the protection of public health and safety. This new language will specifically address fire hazards, exploding boilers, and the regulation of solid or hazardous waste pollution. Edits will be made to current draft & will be added to next meeting with public hearing. There was a brief discussion on manufactured and modular homes, with concern that the state may eventually prevent cities from banning them to promote affordable housing. The commission noted that while manufactured homes must meet certain tie-down and wind-resistance standards, they often face maintenance issues and can impact local property values.

Guest House Limits in C-1 Districts (Section 405.190)-The commission reviewed Section 405.190 regarding guest houses in the C-1 commercial zoning district. Sarah Skeen proposed removing the current restriction that limits guest house rentals to only 10 days out of every 30

days. The goal is to encourage tourism and revenue by allowing short-term rentals (defined as 30 days or less) to operate at full capacity within commercial zones. Discussion over having more people staying in commercial districts provides "more eyes" on the area, which can help prevent late-night loitering or crime. It was noted that the city's zoning map currently classifies almost all commercial areas as C-1 because previous efforts to map out C-2 and C-3 districts were never completed.

Zoning District Dimensional Requirements (Chapter 405 Article V & VI)- The commission discussed the potential for a new R1-D district to allow for condensed townhome developments. Expression of desire to maintain the character of the community by preserving large lots and beautiful homes at the city entrances while remaining open to balanced zoning options. Commission identified several vague terms in the current code that require clearer definitions. Sarah Skeen noted a past point of confusion where a "fuel outlet" was used in the code to mean a gas station, leading to a misunderstanding with an applicant. The code will be updated to change "fuel outlet" to "gas station" and to clarify that "service stations" including repair garages require a special use permit due to their intensive nature. A definition for "guest house" will be added to the code to specify it as a residential dwelling, whether owner-occupied or not, used for transient guests. Mention was made that medical marijuana, and microbusiness dispensaries are permitted by right in certain districts following the 2023 legalization. Sarah Skeen emphasized the need for housing diversity to drive population growth and increase city revenue to meet rising expenses.

Motion to Adjourn: Alan Bell, 2nd, Todd Blanc

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Deborah Williams", with a stylized, flowing script.

Deborah Williams, City Clerk