

Planning and Zoning Commission Meeting

September 22, 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
 - a. Aug 25, 2026 meeting, pages 1-2
4. Minor Subdivision
 - a. Applicant, Amy Pritchard, is requesting approval of a 2 lot subdivision, A.J. Schneider's Subdivision Plat 2, parcel ID# 04-7-36.0-3-003-014.000 and parcel ID# 04-7-36.0-0-099-012.000, pages, 3-9
5. Miscellaneous
 - a. Sidewalk Inventory
 - b. Comprehensive Plan Stakeholder meeting, T&T Hilltop Lounge, Tuesday Oct 13, 2026, 5pm
6. Adjourn

Planning & Zoning Commission Meeting

Tuesday August 25th, 2026

New Haven Public Works Facility

Meeting called to order by Phil McKernan at 6:56pm

Roll Call of Members Present: Alan Bell, John Cassidy, Austin Madden, Larry Nolte, Phil McKernan, Rob Hausmann, Todd Blanc

Members Absent: Eric Heimos, Ed Shivers

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

Others Present: Steve Bertrand – Alderman, and David Luecke-Mayor

Motion to Approve Minutes from July 28th, 2026: Rob Hausmann, 2nd Austin Madden

Commission Discussion:

Sarah Skeen provided an update on the references for three potential planning consultants: I5 Group, PGAV, and H3 Studio. H3 Studio was eliminated from consideration by the steering committee due to reports of poor communication and extended timelines. Both PGAV and I5 Group received glowing reviews for being on time, on budget, and highly communicative. A commission member expressed a preference for PGAV, mentioning that a family friend spoke very highly of their work on Sparta, IL comprehensive plan.

Comparison of PGAV and I5 Group, Commission discussed the level of research each group performed. Noted that I5 Group didn't seem to know much about New Haven, whereas PGAV had already worked on the city's Dream Initiative for downtown revitalization and was already invested in the community. Highlighted that PGAV specializes in small communities, citing examples like Cole Camp (1,000 people) and Chillicothe (9,000 people), while I5 Group provided examples like Brentwood and Ballwin, which are much larger and less comparable to New Haven.

Discussion regarding "pop-up" events emphasized that professional pop-up engagements are more effective at reaching residents than standard board meetings, which typically only attract committee members. Budget and scope considerations, the initial budget for the fiscal year was set at \$75,000. Commission compared PGAV's "reduced scope" proposal (\$76,500 with \$1,000 in reimbursables) against their full proposal (\$112,500 with \$1,500 in reimbursables). The reduced scope would eliminate the growth analysis, cost-benefit components, community

engagement, master street planning, 2 Steering Committee meetings, and additional documentation/supporting materials.

Mayor David Luecke noted that the city hasn't updated its comprehensive plan in 19 years and should "do it right" to ensure strong vision for future growth and improvement of the community. Sarah Skeen is comfortable with the higher expenditure due to other financial obligations, such as the new financial management system, being postponed. Commission also discussed spreading the cost over 2 fiscal years. Website redesign and technical needs, currently in discussions with CivicPlus to overhaul the municipal website, which needs to be updated for ADA compliance. Discussion on whether a separate website for the comprehensive plan was necessary or if it could be integrated into a new city website to save costs. Sarah Skeen plans to have another meeting with CivicPlus next week to review a proposal for the city. The Commission discussed the importance of a future street plan and GIS mapping (Diamond mapping) to help the city manage property development and annexation.

Motion to recommend PGAV at the full scope of \$112,000 with \$1,500 in reimbursables to the Board of Aldermen: Larry Nolte, 2nd Austin Madden.

If the Board of Aldermen rejects the full price, staff will then work with PGAV to reduce specific line items in the full scope.

Motion to Adjourn at 7:30 p.m.: Austin Madden, 2nd Todd Blanc

Respectfully Submitted,

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

Deborah Williams, City Clerk

CITY OF NEW HAVEN

WWW.NEWHAVENMO.ORG
101 FRONT STREET
PO BOX 236
NEW HAVEN, MO 63068



PHONE 573-500-2530

INFO@NEWHAVENMO.ORG

FAX 573-237-4696

Preliminary Plat/Subdivision Application

Please print or type

Applicant Information

Name: Amy Pritchard

Date: 9-15-2026

Address: _____

City: Farmington

State: MO

Zip Code: 63601

Phone: _____

Email: a.pritchard@farmingtonmo.gov

Do you own the subject property? ☒ Yes ☐ No

Property Information

Property owner name: Amy Pritchard & Susan McIntyre

Property Address: 410 Miller Street

04-7-36.0-3-003-014.000

Property Tax ID: & 04-7-36.0-0-099-012.000

Zoning Classification: R-1A

Name of Proposed Subdivision: A.J. SCHNEIDER'S SUBDIVISION PLAT 2

Number of Lots Proposed: 2

If subdivision is no more than two (2) commercial or industrially zoned lots or three (3) residentially zoned lots, a minor subdivision can be submitted to Planning and Zoning and the Board of Aldermen without a public hearing.

The application fee must be paid, and 4 copies of the proposed plat must be submitted with this application before staff will begin processing your request. If a public hearing is required, the deadline for submission is the 4th Friday of the month. If a public hearing is not required, the deadline for submission is the 2nd Friday of the month.

Applicant(s) Signature: _____

Amy Pritchard

Applicant/Company Name: _____

Property Owner Signature: _____

Amy Pritchard

Date: 9-15-26

Please note: The City reserves the right to request additional information if necessary for evaluation of the permit application. Upon approval of a final plat, the City requires that a recorded digital and hard copy be returned to the City for their records.

Application Fees

Minor subdivision fee: \$100

Preliminary plat fee: \$200

Office Use Only

Paid \$ 100.00

Date 9/16/26

Receipt No. 6067

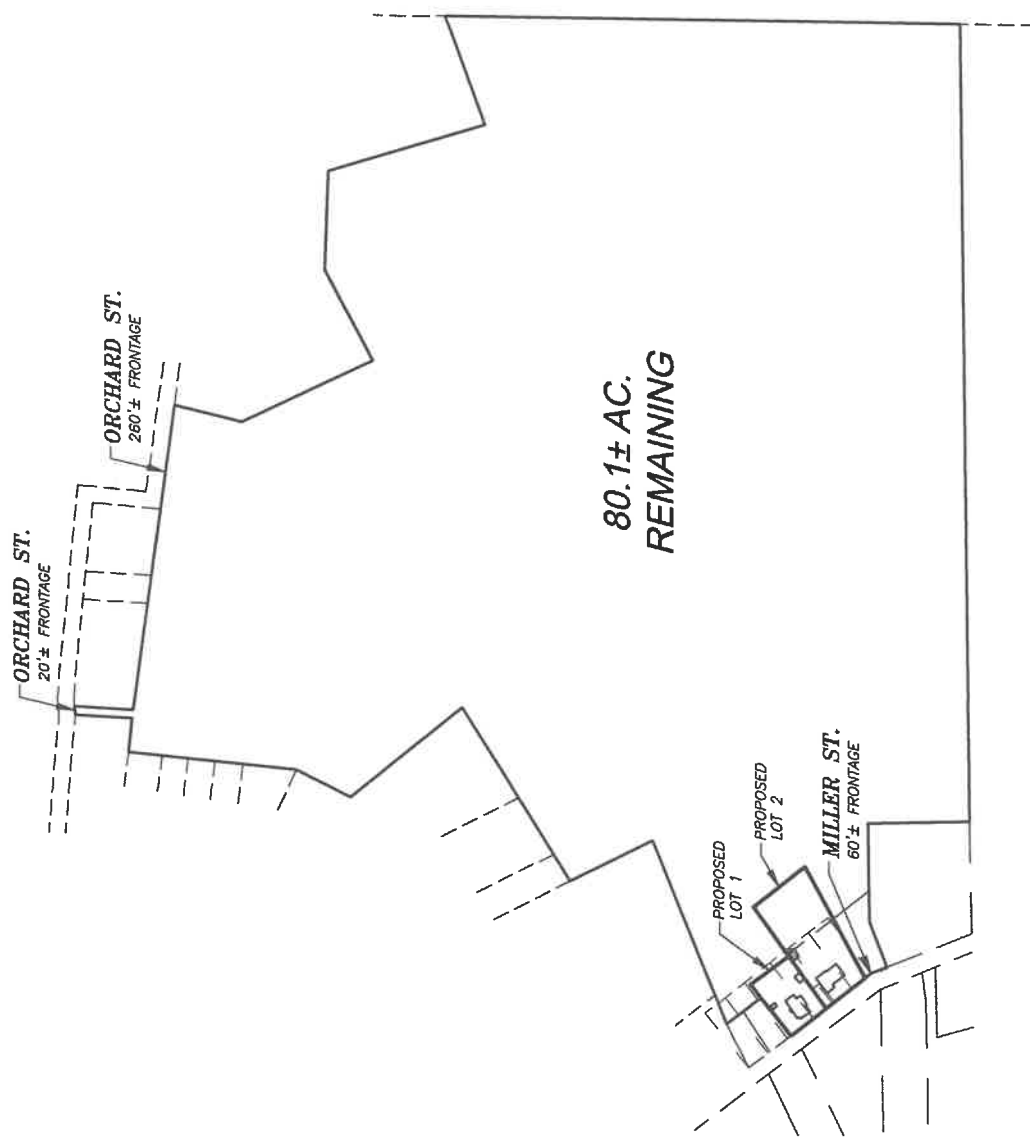
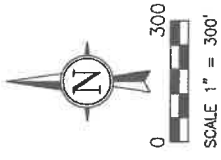
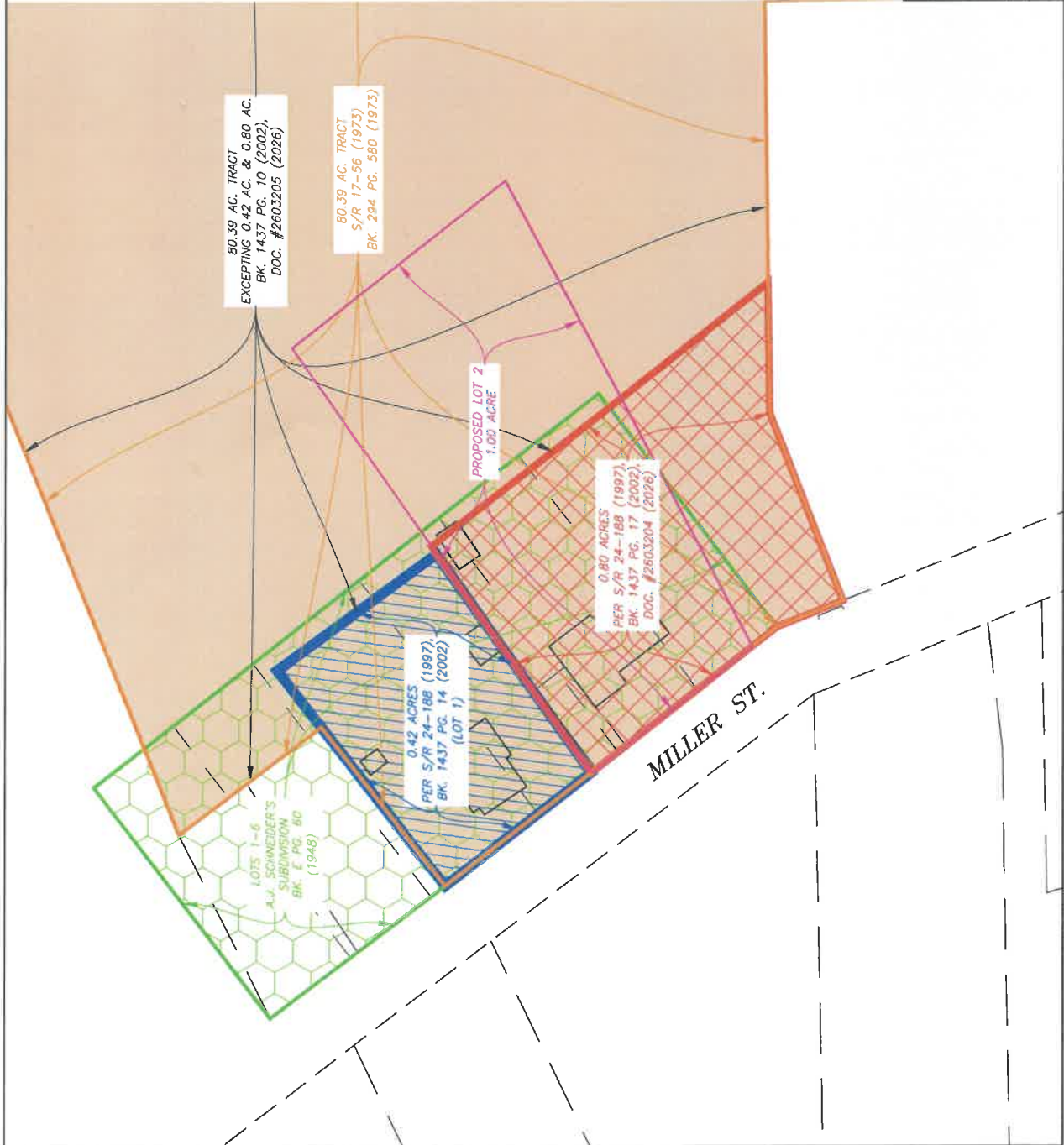
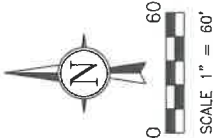


	EXHIBIT *THIS IS NOT A SURVEY* **ALL ACREAGES ARE APPROXIMATE** PART OF OF SECTION 36, T45N, R3W OF THE 5TH P.M. IN THE CITY OF NEW HAVEN, FRANKLIN COUNTY, MISSOURI		SCALE: 1" = 60' JOB: 6587 DATE: 9-18-26 WSE: 6587/04G UNCL: 6587/04G	SHEET 1 OF 1
	WUNDERLICH SURVEYING & ENGINEERING INC. 1223 MARKET ST. UNION, MO 65084 (636) 583-8400			



EXHIBIT



PART OF SECTION 36, T45N, R3W OF THE 5TH P.M. IN THE CITY OF NEW HAVEN, FRANKLIN COUNTY, MISSOURI

DATE: 9-16-26	SCALE: 1"=60'	SHEET
DRAWN: NM	JOB: 8587	1 OF 1
UNION, MO 63084 (636) 583-8400	5785877.DWG	REGISTERED PROFESSIONAL SURVEYOR

WENDELICH
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET
UNION, MO 63084 (636) 583-8400

SURVEYOR'S RECORD

Vol. 24 Pg. 188

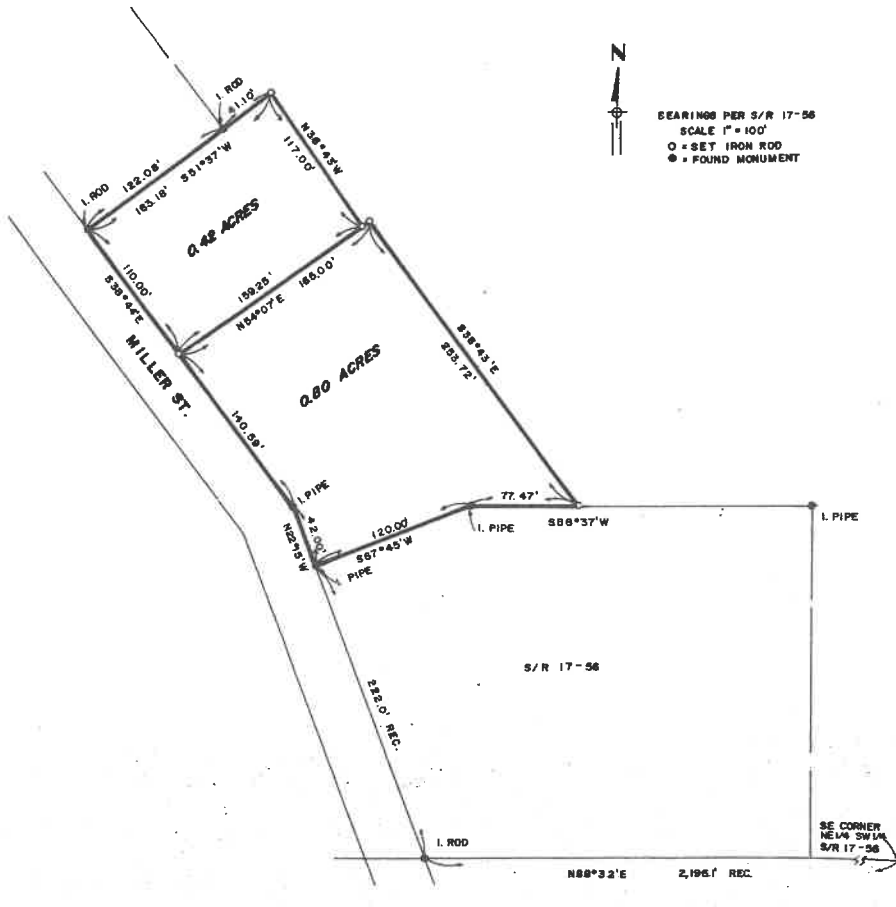
Blum, Sayers Co., Springfield, Mo. - R-1322

PLAT

Section 36 Township 45N Range 3W 6TH P.M.

NEW HAVEN, MO.

Survey #2401



This is to certify that this survey was performed under my supervision and in accordance with the current minimum standards for property boundary surveys of the Mo. Dept. of Natural Resources Division of Geology and Land Survey.

Robert Wunderlich
Robert Wunderlich
L.S. 1352



SURVEYOR'S RECORD

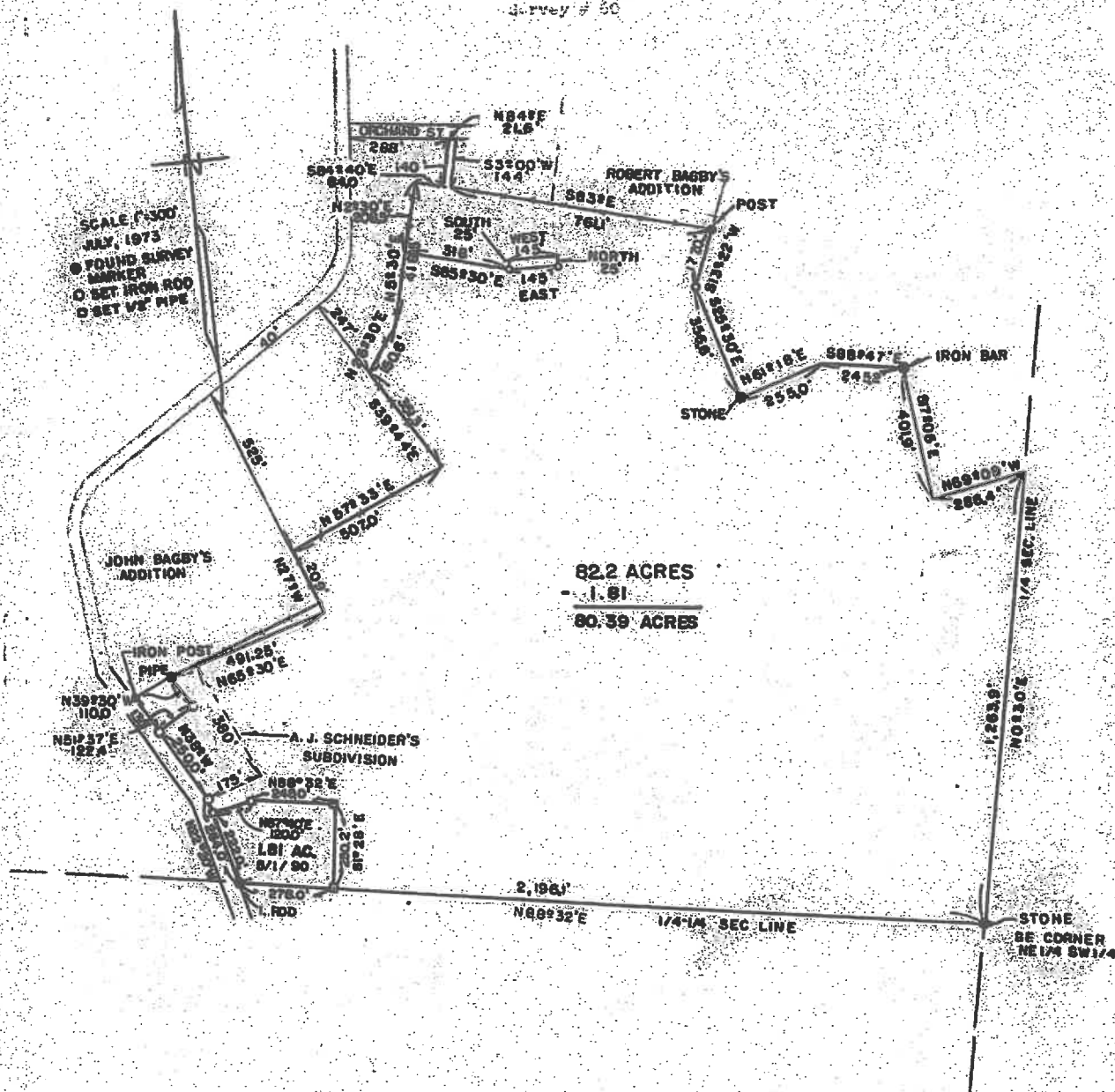
Vol. 17, No. 36

PLAT

SW 1/4 Section 36 Township 45N Range 3W 5TH P. M.

NEW HAVEN, MO

4-22-68

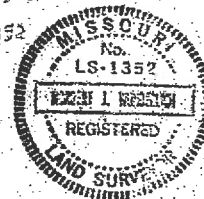


CERTIFICATE

This is to certify that I have made a survey and the above plot is a correct representation of said survey.

APPROVED

Norbert W. Wundertlich
 Norbert Wundertlich, County Surveyor
 Franklin County, Missouri
 Registered Land Surveyor L.S. 1352



Point 12 Blue

SW

**A. J. Schneider's
Subdivision
in the
City of New Haven
in NW 1/4 of SW 1/4
Sec. 36-45-3W.
Var. 5° E, ~ Scale 1"=100'**

State of Missouri,
County of Franklin, ss.

This is to certify that I have at the request of the owners, surveyed and staked out, into lots as hereon shown, numbered from 1 to 6 inclusive, and the same is located in the NW 1/4 of the SW 1/4 of Section 36, Township 45 North, of Range 3 West, in the corporate limits of the City of New Haven, Franklin County, Missouri, and that the same shall henceforth be known as A. J. Schneider's Subdivision, and that a copy of this plat is recorded in Surveyor's Record 11 at page 275. Witness my hand this 28th day of June 1948, at Union, Missouri.

State of Missouri,
County of Franklin, ss.

Know all Men by these Presents; that we, the undersigned owners, in fee simple, of the tract of land hereon described, have caused the same to be surveyed and laid out into lots as hereon shown, and are numbered from 1 to 6 inclusive, and that the same is located in the North-west Quarter of the South-west Quarter of Section 36, in Township 45, North of Range 3 West, inside the corporate limits of the City of New Haven. In Witness Whereof, we have hereunto set our hands and seals at New Haven Missouri, this 30th day of June, 1948.

State of Missouri,
County of Franklin, ss.

On this 30th day of June, 1948, before me personally appeared A. J. Schneided and Sophia Schneider, his wife, to me personally known to be the persons described in and who executed the foregoing plat and acknowledged to me that they executed the same as their free act and deed for the uses and purposes therein mentioned. In Testimony Whereof, I have hereunto set my hand and official seal at my office in the City of New Haven the day and year last above written.

My Co

300
731
RECORDED

FILED JULY 19, 1948 AT 10:00 A.M.
RALPH E SUDHOLT RECORDER
RECORDED JULY 28, 1948

BK E PG 60