

Minutes from January 28, 2025

Present: Kim Bittle, Tim Ceplina, Kimbel Dozier, Greg Hinton, Kevin Buck, Willy Johnson, Vicki Narancich

Meeting called to order at 6 pm motion made by Tim and Kevin Second motion.

Committee was meeting to look at the revision of the subdivision plan presented by Oliver Amick

Looked at road relocation, the parcels divided out to 18 lots depending on if it had the water feature left on as a lot or if it was left off as a water feature and green space

Question was brought up on what happens to wet area if not part of the subdivision

Idea if it is platted without the water feature it would be managed by homeowners association or if the water feature was platted as a lot then it is managed by Hamilton Creek LLC.

Motion to approve the road relocation made by Tim C. to accept the motion to accept the road as on the plan. Second by Kimbel D. All in favor vote, no opposed.

With the road and loss of 1 lot, need to approve the new plan, however there was a question on the plan the water line planned on the drawings was a 6" line and the city has a 4" line to hook into. The P&Z committee agreed they would like to seek council approval of a resolution to this issue. The city has a 4" line and the developer is required to put in a 6" waterline. Will the city replace their line to a 6" line?

Once direction is set by council on the water line, the City Administrator will get with the water department and come up with a timeline for the work. The P&Z committee agreed to call another meeting in 2 weeks, on the 10<sup>th</sup> of February.

Other items: Charlie Shea has stepped down from the committee, motion made to nominate Kim Bittle as chair of P&Z. Tim made motion, Vicki N seconded motion. All in favor, no opposed,

A recorder of minutes was nominated. Kim made motion for Tim Ceplina to be the recorder of minutes of the meetings. Greg H. Seconded motion, All in favor, no opposed.

Motion to adjourn at 630 pm. Tim made motion, Vicki seconded motion, all in favor, no opposed.

Planning and Zoning Meeting – 03-04-25 6 PM

Members present- Kim Bittle- Presiding, Kimball Dozier, Lisa Linn, Tim Ceplina,

Quorum Not Established

Audience - Sam Kelly, Oliver Amick, Wes and Jessica Campbell, Laura Smith, Tanner Smith

6 PM- Meeting to order

Viki Narancich –Arrived at 6:24 PM, Quorum Now established

Notice that Public Hearing for 450 Oakhill Kimball Dozier property to discuss rezoning from R1 to R2. He has several acres and wants to have options in the future. Some issues were presented in that there is not a plan for the property, Mr. Dozier only wanted to “have options in the future”.

Was discussed to allow for a standardize practice, to include all requirements for rezoning. This would allow more continuity to the process and things would be in a fair and even manner. It was discussed that several different procedures had been applied in recent months and things need to have a set process. Also discussed the possibility of allowing members to the Planning and Zoning Committee, if they are stake holders in the community. Geographic requirements were discussed such as living in zip code, school district, etc. More information will be needed. This would require action from the council to amend ordinances . All agreed.

The matter of rezoning at 450 Oakhill was tabled until the next meeting of Planning and Zoning Committee on March 25, 2025 at 6 pm. All agreed.

0639 PM- Motion to adjourn – Viki Narancich, 2<sup>nd</sup> – Tim Ceplina, All agreed

## Agenda for PZ meeting March 25, 2025

Call to Order

Approval of minutes from 2-12-25

Discussion and development of standardization of the process requirements for all rezoning requests.

Review and authorization of building permit applications received

Adjourn

**AGENDA  
CITY OF HOUSTON, MISSOURI  
PLANNING AND ZONING BOARD MEETING**

**THURSDAY, APRIL 24, 2025**

**5:30 P.M.**

**LOCATION: HOUSTON CITY HALL  
601 S. GRAND AVE.  
HOUSTON, MO**

1. Call Meeting to Order/Roll Call
2. Review and Authorization of Building Permit Applications Received
3. Adjournment

*In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's office at 417 967-3348 at least 3 days prior to the scheduled meeting. To obtain any documents, requests can be made to Barbara Rodgers, City Clerk at [brodgers@houstonmo.org](mailto:brodgers@houstonmo.org)*

Planning and Zoning Board Meeting 04-24-2025 530 pm City Hall, Houston, Mo.

Present - Kim Bittle- Tim Ceplina, Lloyd Wells, Willie Johnson, Greg Hinton, Kimball Dozier, Lisa Lynn (presiding) Sam Kelley (Mayor) - Quorum Established

Last Meeting April 15, 2025, Read Minutes - approved

Permits-

514 S. Airport Rd – 24 X 30 Shop in back yard – Meets all requirements and guidelines. Motion to Approve, Willie, 2<sup>nd</sup> -Kim, 6 Yes votes 1 Abstained (Tim)

Discussed having 5 permits to call a meeting instead of just 1 per month. All agree.

Discussed Lauderdale property issues- There is a potential buyer and we want to provide accurate truthful information. Drainage issues / Engineered drainage plan need to protect surrounding properties. Any attached variances / New building permit required since old permit has expired.

Motion to Adjourn – Kim, 2<sup>nd</sup> Tim, 7 yes votes.

Next meeting set for May 27 6 pm

Minutes taken by Tim Ceplina

Planning and Zoning Board Meeting 04-15-2025 6 pm City Hall, Houston, Mo.

Present - Kim Bittle- President, Viki Narancich, Tim Ceplina, Lloyd Wells, Willie Johnson, Greg Hinton, Kimball Dozier< Lisa Lynn

Last Meeting- March 25, No Quorum- No Minutes

#### Permits-

1. 301 Chestnut- Zoned R2- meets all criteria- motion Viki, 2<sup>nd</sup> Tim, Passed 7 yes
2. 504 N Grand- Fence- Only front required to permit- Motion Kimball, 2<sup>nd</sup> Tim passed 7 yes
3. 1110 Hawthorn- 16 X 12 Shed- backyard – Motion Viki 2<sup>nd</sup> Tim, passed 7 yes
4. 305 N Fredrick-Small Shed - Inappropriate location for shed. Need to relocate Permit Denied - No motions made as it is not within ordinance.
5. 104 Nichols – 10-x16 portable shed – Motion Willie, 2<sup>nd</sup> Lisa, passed 7 yes
6. Amick Property- Rawdon Tarn – 1A. Triangle shaped property located by Health Dept. Currently R1, requests zoned to Commercial., Request denied Motion, Tim, 2<sup>nd</sup> Lisa, Denied 7 votes.

2A. South part of Subdivision requested to be rezoned as Agriculture. Request Denied, Motion to deny - Viki, 2<sup>nd</sup> Lisa- Denied 7 votes

7.Rezoning procedures discussed. Kimball Dozier would like to rezone his property at 450 Oakhill from R1 to R2. He stated there are currently no plans for development. Concerns were voiced about future projects encroaching into R1 neighborhoods. Viki made a motion to proceed with Kimball's request. Motion died on table.

8. Bob Wolfe requested the ballfield property (26.78 acres) he recently purchased to be zoned. It has not been zoned as anything. Viki made a motions to present the property to council as Agriculture as that most closely fits surrounding property. Tim 2<sup>nd</sup>. 7 yes
9. Made notice to vacate my (Tim Ceplina) position from Planning and Zoning board as soon as a replacement can be found. At 746 pm Viki had to leave the meeting.
10. Kimball made motion made to nominate Lisa Lynn as Planning and Zoning Board President, with Kim Bittle winning her council seat. 2<sup>nd</sup> Tim. 5 yes votes Lisa Abstained.
11. Motion to Adjourn – Tim, 2<sup>nd</sup> Lisa, 6 yes votes.
12. Next meeting set for May 27 7 pm

Minutes taken by Tim Ceplina