**Camden County Commission**

**Lake Area Planning & Zoning**

**Minutes**

**June 19, 2025**

**Commissioners: Staff:**

**Ike Skelton- Presiding Jennifer Eblen-Administrator**

**James Gohagan Brent Hubbard –Assistant Administrator**

**Steve Dougan Annette Miller - Admin. Asst.**

Presiding Commissioner Skelton called the meeting to order.

A quorum was established with Presiding Commissioner Ike Skelton, Commissioner James Gohagan and Commissioner Steve Dougan present.

Commissioner Gohagan made a motion to approve May 15, 2025 Planning & Zoning minutes, Commissioner Dougan seconds, motion carries, **(APPROVED).**

The Assistant Administrator Hubbard then read the rules of procedure.

**Old Business: NONE**

**New Business:**

**CASE PZ25-0041 Wright:** A request by Timothy & Gwendolyn Wright, to rezone + 2.7 acres from R-1 (Low Density Residential) to R-2 (Medium Density Residential).

Parcel# 03-7.0-35.0-000.0-004-051.000 in S35-T40N-R18W, Lots 16, 17, 18 & 20 Hyde Park Estates No. 3, , Hyde Park Dr., Gravois Mills MO 65037.

Applicants Timothy and Gwendolyn Wright are not present. There is no one present to represent the applicant, and no one is present in favor of the rezone request.

Attorney McCausland, who is also the Hyde Park HOA President is opposed to the request. He states he sent a letter May 9th stating his opposition and that today he is speaking on behalf of the HOA Board Members. He has several concerns regarding the proposed development. The land is steep, increased traffic, water drainage, and erosion. He also states there are endangered bats on the property.

Commissioner Gohagan asks if there is a cave on the property. It is unknown if there is a cave.

Mr. Skeen a Civil Engineer is opposed to the rezone. He has compiled a report that states the project will cause stress on water runoff, traffic will be impacted, and has concerns about the existing water/wells. He states the water runoff will be more than the ground absorption and feels the environmental impact will be great.

Commissioner Gohagan asks how deep the current wells are. Skeen states twenty-five feet.

Commissioner Gohagan states the county’s Waste Water works directly with and follows the state requirements set by MDNR.

Presiding Commissioner Skelton asks the Assistant Administrator Hubbard how many single family homes could be built on the subject property with the current zoning. Hubbard states roughly 24 single family homes could be built.

Commissioner Gohagan asks is the road is private, Patrick Wolf, with Road and Bridge is present and states they are currently working on the roads in that area making improvements.

A representative from the Boy Scouts of America, Camp Hohn, is also opposed to the request. He has concerns about the safety of the kids that attend the camp. They host thousands of campers each year. They have installed electric signs with the speed you are going, reduced speed signs, and fencing in order to make the area surrounding them safe for their campers. He would like to see a traffic study done in the area.

Commissioner Dougan asks Patrick Wolf with Road and Bridge when Camp Hohm Drive is designated for repairs. Wolf states in 2027.

Several other residents in the area are also opposed to the rezone. They too have concerns over the roads, safety, water runoff, erosion, flooding, and the existing wells being affected.

The public discussion is closed.

Commissioner Dougan made a motion to deny the request, Commissioner Gohagan seconds, motion carries, **(DENIED).**

**CASE PZ25-0042 LOTO Land LLC/Michael LaCost:** A request by LOTO Land, LLC/Michael LaCost to

rezone+1.23 acres from R-1 (Low-Density Residential) to B-2 (General Commercial).

Parcel# 08-2.0-03.1-000.0-000-009.003 in S03-T39N-R16W, located at All of Tract 3 of the Kingdom First Addition., Sunrise Beach, MO 65079.

Applicant Hanna Robinson is present. She states her client’s intent is to build climate controlled storage units. There are properties in the area zoned Commercial and there is also a pre-existing non-conforming business operating next to the subject property. Minimal traffic to be expected.

Presiding Commissioner Skelton asks the topography of the property. Applicant states it is flat.

No one is present in favor of the rezone.

Commissioner Gohagan states for the record there were a few opposition emails that were received.

Commissioner Gohagan made a motion to approve, Commissioner Dougan seconds, motion carries, **(APPROVED).**

**PZ25-0066 Davis:** A request by Bruce Davis to rezone +13.79 acres from A-1 (Agricultural) to AR (Agricultural/Residential) Parcel# 14-2.0-09.0-000.0-000-006.000 in S09-T38N-R18W, located at 5708 State Road J, Roach, MO 65787.

Applicant states he needs the rezone in order to create three acre lots in order to sell. A-1 zoning requires minimum size lots need to be five acres, as where the AR zone allows minimum of three acres.

No one is present to speak in favor of or in opposition of the request.

Commissioner Dougan made a motion to approve, Commissioner Gohagan seconds, motion carries, **(APPROVED).**

**PZ25-0071 Four Seasons Land Holding Co:** A request by DT Kelly Investments LLC /Doug Kelly to rezone +1.12 acres from P-2 (Commercial Parks) to B-2 (General Commercial)

Parcel# 01-9.0-03.0-000.0-009-002.000 in S09-T38N-R18W, located at Intersection of Outer Dr., & Horseshoe Bend Rd., Lake Ozark, MO 65049.

Applicant Matt Kelly is present. Matt states there are not a lot of commercial properties available down Horseshow Bend. They would like to build a shop and a home office on the subject property. There is a neighbor next to the property who also has a shop and is in favor of the rezone request.

No one is present to speak in favor of or in opposition of the request.

Commissioner Gohagan made a motion to approve, Commissioner Dougan seconds, motion carries, **(APPROVED).**

**PZ25-0074 One Source Services, LLC:** A request by One Source Services, LLC to rezone + 17.3 acres from I-1 (Industrial) to R-3 (High Density Residential) Parcel#’s 12-3.0-08.0-000.0-002-001.008 & 12-3.0-08.0-000.0-002-036.000 & in S08-T38N-R16W, located at 305 N. Locust St., Linn Creek, MO 65052.

**PZ25-0076 One Source Services, LLC:** A request by One Source Services, LLC to rezone + 2.5 acres from P-2 (Commercial Parks) to R-3 (High Density Residential) Parcel# 12-3.0-08.0-000.0-002-037.000 & in S08-T38N-R16W, located at 307 N. Locust St., Linn Creek, MO 65052.

Both cases are heard together.

The applicants, MLR Investments, LLC are not present. Marty O., owner/operator of One Source Services LLC is present and representing the applicants.

Marty states the proposed plan is to have some townhomes along with several apartment buildings. He shows the Commissioners the overall concept plan and states they plan on building one phase at a time.

Commissioner Gohagan asks for clarification regarding phase one. Marty states phase one consists of townhomes and a few apartment buildings.

Presiding Commissioner Skelton states there will be large buffer requirements between the I-1 (Industrial) zoning and the apartments.

Marty states he has been speaking with Planning and Zoning Administrators regarding required buffers. He also states he is able to use the Industrial property to produce materials for the proposed project plan.

Presiding Commissioner Skelton asks about water/sewer.

Water and sewer are available with the City of Linn Creek, however the City of Linn Creek has concerns regarding capacity.

There is no one present to speak in favor of the rezone request.

The Mayor of Linn Creek, Jeff Davis, is present and opposed to the project. The Mayor states he sent in an opposition letter, he also states the Board of Aldermen are also opposed. He does not think the capacity with water/sewer is enough to support the proposed project. He also states that the City of Linn Creek is currently in litigation with Marty. The Mayor states the City recently purchased 420 Locust and will be using the property to keep city and police vehicles.

Commissioner Gohagan asks what the capacity currently is for the sewer. The Mayor states forty-six thousand gallons per day and currently there is only one clarifier and they actually need two. The Mayor hands the Commissioners a sewer report for their review. Mayor Davis states he would like to see something moving forward, however he feels the request for high-density residential is a bit much under current circumstances.

Brenden West and Justin Farrell who are associated with the Soccer Park in the area are opposed proposed project. They have concerns about the safety of the kids and parents coming and going to the park. They are also concerned about emergency vehicles being able to get to their property. Farrell states the road is a nightmare, he also provided photos of broken down vehicles surrounding the property. Farrell does not see where the sewer station could be expanded and states the buffers were not adhered to on the current Industrial property.

Presiding Skelton asks about the current buffer.

Assistant Hubbard state Planning and Zoning currently has an open violation regarding the buffer. He states Marty tried to plant fast growing trees per the ULUC, and they just haven’t grown as expected. Marty is working on new buffers.

Marty rebuttals stating he previously purchased a piece of property from the City that was designated for the original sewer plant and states that can be used for expanding the system. He also states there is no deeded road of right away for the city to use through his property. Marty has also purchased another piece of property that will be used as a new access to the subject properties.

Commissioner Gohagan made a motion to deny the request, Commissioner Dougan seconds, motion carries, **(DENIED).**

Commissioner Gohagan made a motion to adjourn, Commissioner Dougan seconds, meeting adjourned.

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P&Z Administrator Presiding Commissioner