**Camden County Lake Area Planning & Zoning Commission**

**Wednesday, March 19, 2025 - 5:30 P.M.**

**Camden County Courthouse - 3rd Floor Hearing Room - Camdenton, MO 65020**

**Minutes**

**Members Staff**

Thomas Spradling – **Co**-**Chair** Jennifer Eblen- Administrator

Rick Johnson Brent Hubbard –Assistant Administrator

John Mackey Annette Miller – Permit Coordinator

Robert Shields, III - **Chair**

Patrick Wolf, R&B

Jordan Webb

Bob Hemen

Cindy Skola

George Pruitt

Ray Waltman

Cindi Bramlage

      The meeting was called to order at 5:30 PM, a quorum was established with (7) seven out of the (11) eleven members present, Waltman, Webb, Wolf, and Johnson were not in attendance.

Assistant Administrator Hubbard reads the rules and procedures.

Shields made a motion to approve the agenda, Spradling seconds (7) seven out of the (7) seven members approve, agenda is approved.

Shields made a motion to approve January 15, 2024 minutes, Spradling seconds (7) seven out of the (7) seven members approve, minutes approved.

*OLD BUSINESS: NONE*

*NEW BUSINESS:*

**CASE PZ25-0005 Von Brendel:** A request by Mary Kay Von Brendel to rezone + 11 acres from R-1 (Low Density Residential) to B-2 (General Commercial).

Parcel# 13-5.0-15.0-000.0-001-004.000 in S15-T38N-R17W, located at 3336 Old Route 5, Camdenton, MO 65020.

Applicant Mary Kay Von Brendel along with Tom Abbott are present. Tom A. states the property was purchased about two years ago and had been vacant for approximately sixteen years prior. Property at one time was used as an RV park and they would like to use it as such. There are currently twenty two spots on the property that were plumbed and wired. The plan is to replace those spots with twenty spots and bring it all up to code. There is a commercial well on the property and active septic tanks. The Ozark Amphitheater sits next to the property. The RV Park would provide a place to stay for those coming in town for concerts held at the Amphitheater as well as for others. They stated they will provide shuttle busses for people to get to and from the RV Park and the Ozark Amphitheater.

Board member Shields asks if they will connect the Amphitheater to the RV Park.

Tom A. states there is thirty nine acres between them, if the property were to become available for purchase they would be interested. RV Park is designed to for large motor coaches and fifth wheelers. They have no intentions of providing long term housing at the RV Park, nothing over twenty-eight day stays.

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

Shields made a motion to approve, Spradling seconds, (7) seven of the (7) seven members vote to approve **(APPROVED 7/7).**

**CASE PZ25-0013 Tufts Electric LLC:** A request by Tufts Electric LLC/James B Tufts to rezone + 5.48 acres from B-2 (General Commercial) to AR (Agricultural/Residential.

Parcel# 06-6.0-23.0-000.0-000-011.001 in S23-T39N-R18W, located at 3689 N. State

Highway 7, Camdenton, MO 65020.

Applicant is not present.

Assistant Administrator Hubbard explains the Applicant sectioned off a piece of property for the purpose of building a residence on the property.

Resident Bruce Bell neighbors the property and is in favor of the rezone request.

No one is present in opposition.

Shields made a motion to approve, Spradling seconds, (7) seven of the (7) seven members vote to approve **(APPROVED 7/7).**

**CASE PZ25-0026 H. Marathon LLC/Brian Downey:**  A request by H. Marathon, LLC/Brian Downey to rezone + .68 acres from B-2 (General Commercial) to R-1 (Low Density Residential) Parcel# 08-1.0-02.3-000.0-002-001.000 in S02-T39N-R16W, located at TR 19-3 Sunrise Beach, MO 65079.

Applicant Brian Downey is present and states that he would like to add another residential lot to the subdivision and build another single family residence. The current lot will increase in size to be .92 of an acre. The board has questions about the existing B-2 property. Downey states he is currently working on a development plan for the property and gives a brief explanation of what will be coming in the future. Villas will be built resulting in some of the B-2 property being rezoned to an R-3.

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

Shields made a motion to approve, Spradling seconds, (7) seven of the (7) seven members vote to approve **(APPROVED 7/7).**

**CASE PZ25-0025 Angel Cove Rd., LLC:** A request by Angel Cove Rd LLC/Christy Wright to rezone + 2.7 acres from R-1 (Low Density Residential) to B-2 (General Commercial).

Parcel# 07-5.0-16.0-000.0-008-003.004 in S16-T39N-R17W, located at

TBD Plaza Gardens Blvd., Camdenton, MO 65020.

Applicant Christy Wright is present. Wright gives a brief description of herself. She also states she has a character reference letter from Brian Monnig, Vice President of OakStar Bank that she gives to the board members. Applicant’s plans are to build a small wedding venue along with some cabins that will be available to rent. The main venue will include a small pool, patio, day dock, and a fire pit area. Her goal is to promote the venue as a retreat center for small weddings, gatherings and for family reunions. She also plans on building her home, primary residence, on the parcel next to this property. Applicant has renderings of the proposed buildings

Wright states she has reviewed the opposition letters that were sent in by the residents at Royale Palms Vista Condos. She addresses the concerns about wildlife, traffic, property values, noise, and waste concerns. She has spoken with a member of the Missouri Conservation Department. They see little to no impact to the area wildlife. She also spoke with a member of Camden County Road and Bridge, they also saw minimal impact to the traffic in the area. Applicant states loud noise would be a concern of hers also. She will require each renter of the venue to sign an agreement prior to the event that would address concerns such as noise.

Board member Shields asks for clarification on the dock. Applicant points out where the dock would be. Shields also asks about the cabin rentals. Applicant gives clarification and shows the board where cabins would be placed.

No one is present in favor of the rezone request.

Several residents in the area are opposed. Paul Henry who is the Vice President of The Royale Palms Vista HOA has concerns about property values, infrastructure, water runoff and wildlife. He asks what the applicant is going to do regarding the smell in the area. The Royale Palms Vista Condos evidently have a stench coming from their treatment plant.

Board member Skola asks if there is currently an issue with a stench from the treatment plant. Henry states that there is.

The Secretary of The Royale Palms Vista HOA is concerned about other parcels of the Applicant will also be rezoned to expand on the business if this rezone is approved.

Several residents from The Royale Palms Vista Condos have concerns regarding the noise and how that can be policed, traffic, rentals and a decrease in value to their property.

Assistant Administrator Hubbard states the County does not regulate rentals.

Skola asks if applicant is willing to rent cabins out to condo owners for overflow of visitors they might have.

Mackey states if people purchase R-1 (Low Density Residential) properties they need to build what is allowed in that zoning, if they want B-2 (General Commercial) then they should purchase property that is zoned as such.

Shields asks if there is a reason applicant purchased this specific property which is not zoned for applicant’s vision of a wedding venue.

The applicant could see her vision of the venue fitting within the property.

Mackey states the renderings are nice, however once it is zoned commercial it opens the door for bars and such to operate on the property.

Board discusses options.

Shields made a motion to approve, Spradling seconds, (5) five of the (7) seven members vote to approve **(APPROVED 5/7).** Mackey and Hemen voting in opposition.

Shields calls to adjourn, Spradling seconds, all in favor **(ADJOURNED)**

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Chair/Co-Chairperson P&Z Administrator