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

**Wednesday, April 16, 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 (9) nine out of the (11) eleven members present, Waltman and Hemen were not in attendance.

Assistant Administrator Hubbard reads the rules and procedures.

Shields made a motion to approve the agenda, Spradling seconds (9) nine out of the (9) nine members approve, agenda is approved.

Shields made a motion to approve March 19, 2024 minutes, Spradling seconds (9) nine out of the (9) nine members approve, minutes approved.

*OLD BUSINESS: NONE*

*NEW BUSINESS:*

**CASE PZ25-0036 Cross Creek Reserve LLC:** A request by Cross Creek Reserve, to rezone + 37 acres from (Expired PUD) with no underlining zone to R-1 (Low Density Residential).

Parcel# 13-1.0-01.0-000.0-007-001.000 in S01-T38N-R17W, located at Cross Creek Drive, Camdenton, MO 65020.

Applicant Randy Sims, Manager Partner is present. Randy states the property was purchased by him and sixteen others in an operating agreement. They would like property to be zoned R-1 in order to build “toy barns”.

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

Shields made a motion to approve, Spradling seconds, (9) nine of the (9) nine members vote to approve **(APPROVED 9/9).**

**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.

Applicant Timothy Wright is present. Applicant states he has four lots and would like to build triplexes and fourplexes on the lots and he would like to rent them to fulltime tenants. Applicant has a lot designated to an onsite system that will be used for the build.

Board member Wolfe clarifies applicant is building three fourplexes and one triplex.

Skola states they could be used as VRBO rentals, applicants states yes, however, that is not his intention.

Bramlage asks if there will be any amenities, Wright states no.

Shields asks about potential water runoff. The applicant points out on the map how the property slopes. Shields asks if there is anything in the HOA that could hinder applicant’s project to which Wright states no.

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

Several residents in the area are in opposition.

Residents are concerned with their water/wells, lake pollution, sewer system, roads and water runoff. Many have concerns about the increased traffic and the safety for the kids at the Boy Scout Camp that is in the area. Some would like nothing to be built on the property at all.

Assistant Administrator Hubbard states that under the current ULUC they would be able to build a duplex with a shared wall agreement.

The applicant in rebuttal states there will have to be soil samples done before he could even start building. He points out the septic will be on the lower lot, designated as his utility lot. He addresses the traffic concerns stating there are two different ways to enter and exit the property and doesn’t think traffic will be any concern.

Shields addresses everyone by saying progress is coming to the Lake. He tells applicant Wright that he would have like to have seen detailed plans of the project addressing some of the neighbors concerns.

Spradling made a motion to table, Johnson seconds, (6) six of the (9) nine members vote to table with Mackey, Bramlage and Pruitt voting against, **(TABLED 6/9).**

**CASE PZ25-0044 Diamond W Land & Cattle LLC:**  A request by Diamond W Land & Cattle LLC for a CUP (Conditional Use Permit) to record a condo declaration & condo plat.

Parcel# 07-3.0-05.1-000.0-007-007.000 & 07-3.0-05.1-000.0-007-008.000 in S05-T39N-R17W, located at TBD Silver Sands Dr., Sunrise Beach, MO 65079.

Applicant Pete Elmer with Evolution Land, LLC is present. Elmer states they are not building condos, they are needing the condo plat in order to sell the RV sites. He states they deal with high end motor coaches and that they have been very successful in the past with taking lots and selling them. They do not allow decks, carports or anything of the sort to be attached to the RV’s. The property currently operates as an RV park and will continue as such.

Mackey asks age of RV asphalt spots, applicant states about two years.

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

There are several residents in opposition of the request. They’re concerns include increase in traffic, noise, boat traffic, roads, and trespassers on their properties and docks. They are concerned about the septic and if any additional docks will be added.

Wolfe states the CUP, Conditional Use Permit will allow the Board to place restrictions on the property.

Assistant Administrator Hubbard explains the CUP, Conditional Use Permit per the ULUC.

Shields explains Ameren is responsible for the docks not the PZ Board.

Applicant rebuttals that he does not have any control over the roads. He explains that the people who purchase the lots may rent them to others. People are not allowed to leave RV’s on site for an extended period of time, this is not for full time living. Park models would be allowed to stay. They are not adding any more boat slips. They currently have forty sites and look to add another fifteen to twenty more. They will have a maximum of sixty five spots in total. They will connect to the city of Laurie’s water/sewer.

Shields made a motion to approve CUP with the following conditions:

For the purpose of recording a condominium declaration and plat intended for the sale of RV slips only to accommodate RV’s and Park Models/Tiny Homes.

Spradling seconds, (9) nine of the (9) nine members vote to approve **(APPROVED 9/9).**

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

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Chair/Co-Chairperson P&Z Administrator