

# COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI

Thursday 01/16/2025

The Camden County Commission met with Presiding Commissioner Ike Skelton, First District Commissioner James Gohagan and Second District Commissioner Steve Dougan.

## Meeting Agenda

Commissioner Gohagan motioned to amend today's agenda to vote on a resolution associated with old business. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye). Session opened at 10:00 A.M.

## Prior Minutes

Commissioner Gohagan made a motion to approve the previous meeting minutes [1-9-25]. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye).

## Old Business

**Resolution allowing Ike to sign all paperwork associated with purchasing the piece of property located at Highway 7 and J-** Commissioner Gohagan made a motion to adopt this resolution. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye).

## New Business

**Planning and Zoning Hearing:** Planning and Zoning Assistant Administrator, Brent Hubbard, stated the rules and procedures for today's preceding.

Commissioner Gohagan made a motion to approve today's Planning and Zoning agenda. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye). Commissioner

Gohagan made a motion to approve the previous Planning and Zoning meeting minutes from October 17, 2024. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye).

- a. **PZ24-0171, 0712 Sprayhawk Investments, LLC- Rezone R-1 to R-3 & R-3 to R-1:** The applicant, Trevor Bechtold, was present to express his desires for the rezones of his property. There were no other parties present in favor or opposition to this case. Commissioner Gohagan made a motion to approve the rezone requests. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye).
- b. **PZ24-0165 Capstone Fastrack, LLC- Rezone from R-1 to R-3-** Greg Loeffler with Capstone Fastrack LLC was present for the meeting. He stated the desired plans to put tiny cabins on the parcel of land. The surrounding property is already owned by Capstone Fastrack and is zoned R-3 currently; they would like for zoning to match. There were no other parties present in favor of the proposed rezone. Commissioner Skelton opened the floor to speakers who oppose the rezone. Michael Williams was the first opposing speaker. He stated his concerns for an unsafe intersection and increasing traffic and lessening property values in the area. Donna Sharp was the second opposing speaker. She stated her concerns for the narrow roads, the condition of the roads not being able to withstand the additional traffic, and the amount of residents that walk the road daily. Mr. Loeffler was given the floor for rebuttal. There were no other parties present who wished to speak on this matter. Commissioner Dougan made a motion to approve the rezone request. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).
- c. **PZ24-0167, 0168 Woodland Vacation Properties, LLC- Rezone R-1 to B-2-** The applicant/property owner, Justin Wagner, was present to discuss his future plans for this property which included two options: a high-end motor coach resort with many amenities that would be available for use to neighboring property owners or an affordable housing manufactured home park which he stated could be done under the R-1 zoning currently. He offered to mitigate some road damage costs by paying \$50,000.00 to the Road and Bridge Department when development begins. Commissioner Skelton inquired about

opposing parties who wished to speak on the matter. Several people raised their hands. Commissioner Skelton inquired about parties who are in favor of the rezone and wished to speak. Several parties raised their hands.

a. **Opposition:**

- i. **Dan McCandness (sp?)**- Expressed concerns of what will happen to the property if Mr. Wagner decides to sell, stated the county should have a master plan in regard to where commercial and residential property lies within the county, and doesn't believe a commercial zone belongs in a residential zone.
- ii. **Dennis Perry**- Expressed concerns for increased boat traffic, boat speed, and additional waves in small cove.
- iii. **Tina McCormack**- Stated that the roads going to properties in that area are not wide enough for large motor coaches to be traveling on, roads are not in good shape currently and development will make them worse, expressed concerns about wildlife being affected, and stated that there are no commercial properties in their area and they don't belong there.
- iv. **Gary Sagewich (sp?)**- Expressed concerns about the roads being too narrow for large vehicles, the roads do not have shoulders that can be pulled over on, stated there are a lot of residents in the neighborhood that walk the roads, and he stated that commercial traffic would be a danger to those walkers. He also stated that the rezone does not support the original intent of the ULUC.
- v. **Ron Tryon**- Stated that his property touches Mr. Wagner's property on the Northern and Eastern ends so he expected to be one of the people contacted by Mr. Wagner about the business plan but was not contacted. He stated that a commercial rezone is not appropriate for this residential area, and he expressed concerns about the two options for the property presented by Mr. Wagner. He also expressed concerns for neighbors' property values decreasing.
- vi. **Tom Shaughnessy**- Also stated he was not contacted by Mr. Wagner regarding development plans, does not think a commercial rezone is appropriate in a residential area, and fears

that if this rezone is approved, a precedent will be set for every developer to use fear tactics to get their rezone approved. Mr. Shaughnessy does not believe either business option proposed is appropriate for the residential area.

- vii. **Tony Egert-** Claims that when he purchased his home, he was told properties in the area would remain residential, does not believe commercial development belong in residential area, and expressed concern for residents' safety and home values.

**b. Favoring Rezone:**

- i. **Tyler Zimmerman-** Stated his belief that Mr. Wagner is a good investor and business man, cares about his community and wants what is best for LOZ, and would recommend him as a developer to anyone. Mr. Zimmerman supports this business plan.
- ii. **Andy Imhoff-** Stated he is one of Mr. Wagner's business partners and has been for approximately 15 years; claims Mr. Wagner runs very clean and organized businesses, is honest and a smart business man; supports the business proposal.
- iii. **Tony Beuther (sp?)-** Stated he is an LOZ native, is an employee of Mr. Wagner's, stated their business has very little boat traffic to their current business, and they work with a very respectful clientele; supports this business proposal.
- iv. **Cicely Wagner-** Wife of Mr. Wagner; expressed the need for all to consider change and weigh the pros and cons, believes that people should welcome positive change in the community and believes their business proposal will have a positive impact on the Lake of the Ozarks.
- v. **Justin Farrell-** Addressed dock and boat concerns by explaining business plans, stated lack of deer traffic is likely due to the latest deer harvest, and stated his belief that this development will be great and amazing for the community.
- vi. **Nathan Rinne-** Stated that when Planning and Zoning was created, the intention was to control what businesses were being opened around the lake; claims that commercial properties around the lake are needed, and he spoke to Mr. Wagner's good

character and tidiness as someone who has worked with him previously and is working on a current project for him.

Mr. Wagner was given the floor for rebuttal. There were no other parties present to speak on this matter. Commissioner Dougan made a motion to approve the rezone request. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

**Adjourn:** With no further official business on the agenda, Commissioner Gohagan made a motion to adjourn to any unofficial business that may develop during the day. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye). Session closed at 12:14 P.M.

Ordered that the Commission adjourn until further notice.

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*The Skelton, Presiding Commissioner*

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*Jordan Stanton, Admin. Assistant*