

COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI

Thursday 04/17/2025

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

Meeting Agenda

Commissioner Skelton amended the agenda to discuss item 2 first during the meeting. Commissioner Dougan made a motion to approve today's amended agenda. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye). Session opened at 10:00 A.M.

Prior Minutes

Commissioner Dougan made a motion to approve the previous meeting minutes [April 15, 2025]. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

New Business

Second Public Hearing- Speed Limit Reduction on Thong Tree Road and Pershing Drive- This was the second of three hearings required by state statute. Donna Sharp, full-time resident of Reflections Condominiums, was the only party present to speak on this matter. She stated her desire for the commission to consider reducing the speed limit at the split of these two roads in Camden County. There were no motions made.

The final of three public meetings will be held Tuesday, April 22, 2025.

Planning and Zoning Hearing:

Planning and Permitting Assistant Administrator, Brent Hubbard, states 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 minutes from March 2025. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye).

- A. PZ25-0005 Von Brendel- Rezone R-1 to B-2-** Mary Kay Von Brendel (applicant) and Tom Abbett were present for today's hearing. There were no other parties present in favor or opposition of this request to rezone. This property is located at 3336 N. Old Rte 5 in Camden. The applicant stated their desire to use this rezone to start a commercial RV park. Commissioner Gohagan made a motion to approve this rezone. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye).
- B. PZ25-0013 Tufts Electric, LLC- Rezone B-2 to AR-** Linda Tufts (property owner) was present for today's hearing. There were no other parties present in favor or opposition of this request to rezone. This property is located at 3689 N. State Hwy 7 in Camden. Ms. Tufts stated their desire to section off five acres at the back of the property to build a full-time residential home. Commissioner Dougan made a motion to approve this rezone. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).
- C. PZ25-0026 H. Marathon, LLC / Downey- Rezone B-2 to R-1-** Brian Downey (applicant) was present for today's hearing. There were no other parties in attendance in favor or opposition of this request to rezone. This property is located at the 19 Phase 1, TR 19-3 in Sunrise Beach. The goal of this rezone is to match surrounding properties and create residential lots. Commissioner Dougan made a motion to approve this rezone. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).
- D. PZ25-0025 Angel Cove Road, LLC- Rezone R-1 to B-2-** Christy Wright (applicant) was present for today's hearing. There were no other parties present in favor of this request to rezone. There were several parties present in opposition to this request to rezone. This property is located at TBD Plaza

Gardens Blvd. in Camdenton. Commissioner Skelton opened the floor to Ms. Wright to present her plans for this rezone. Ms. Wright brought large posters with photos of maps and plans for her property; a wedding venue/event center and a few small cabins that will be available to rent with the event center. Commissioner Skelton opened the floor for opposing parties to speak. Nearby residents from Plaza Gardens Condominiums: Dennis Ursprung, Jill Conway, Barb (?), Dave Bakke, Terry Decker, and Dave (?) addressed the commission regarding their concerns for this rezone. Some of the issues that were heard today include concerns for spot-zoning, setting a precedent for more businesses to move into the quiet residential area, road conditions deteriorating, the current road not being able to handle more traffic, a severe turn in the road that could potentially become more dangerous as more traffic moves in, an eagle's nest that is located more than 2500ft away from the property being disturbed, other wildlife disturbances with development of the property, and noise disturbances. Commissioner Skelton opened the floor for Ms. Wright for rebuttal. Ms. Wright briefly addressed that she has already been in touch with the Missouri Conservation Department and she claims an Administrative Representative told her wildlife would not be impacted. She claims that the property has already been cleared, and there are a couple of lake bars and restaurants in the surrounding area that already have more potential of creating noise disturbances. The plan for the event center would be to limit the number of guests to a maximum of 50 attendees on-site and 25 parking spaces. Commissioner Dougan made a motion to approve this request to rezone. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

Commissioner Skelton opened the floor to any other public comment and George Pruitt, Camden County Planning and Zoning Board Member, stepped forward to speak on the last P&Z case that was heard today. He stated that he met with the applicant at the property and sees no issues with the rezone.

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 11:27 A.M.

Ordered that the Commission adjourn until further notice.

The Skelton, Presiding Commissioner

Jordan Stanton, Admin. Assistant