

COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI

Thursday 08/20/2026

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

At 10:00 A.M., Commissioner Skelton made a motion to come out of recess following a 9:00 A.M. closed session meeting. Commissioner Gohagan second the motion. The motion passed by vote: Commissioner Skelton (aye) and Commissioner Gohagan (aye).

Meeting Agenda

Commissioner Gohagan made a motion to approve today's agenda. Commissioner Skelton seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Skelton (aye). Session opened at 10:00 A.M.

Prior Minutes

Commissioner Gohagan made a motion to approve the previous meeting minutes of August 13, 2026. Commissioner Skelton seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Skelton (aye).

New Business

Planning & Zoning Hearing: Planning & Permitting Assistant Administrator Brent Hubbard stated the rules and procedures for today's preceding. Commissioner Skelton made a motion to approve today's Planning and Zoning agenda. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Skelton (aye) and Commissioner Gohagan (aye). Commissioner Gohagan made a motion to approve the previous Planning and Zoning minutes of

July 16, 2026. Commissioner Skelton seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Skelton (aye).

a) PZ26-0095 Kness – Rezone B-2 to R-1 – Applicant Tina Moore is present and states they are working on getting their property zoned from commercial to residential. Ms. Moore stated that when the house was put on the property in 2004 there were some issues with the zoning and recently found out it was zoned commercial. Commissioner Skelton asked if there was anyone in opposition of this request. There were none. Commissioner Gohagan made a motion to approve the rezone. Commissioner Skelton second the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Skelton (aye).

b) Rewrite A-1 – Commissioner Skelton stated that Section 904 A-1 Agriculture was recently discussed at a previous commission meeting and since then the commission has looked it over. Commissioner Skelton made a motion to adopt 904 A-1 Agriculture into the Unified Land Use Code. Commissioner Gohagan second the motion. The motion passed by vote: Commissioner Skelton (aye) and Commissioner Gohagan (aye). At this time Commissioner Skelton if there was any who would like to discuss this adoption. There were none.

c) Appendix L – Commissioner Skelton stated Appendix L regarding Data Centers, Innovation and Research Campuses, Colocation Centers, Server Farms, Data Halls, Information Technology Centers, Computing Centers, Data Processing Centers, and Similar Facilities has been through the Planning & Zoning Board and was recommended for approval on June 6th, 2026. At this time Commissioner Skelton made a motion to adopt Appendix L as written in the ULUC. Commissioner Gohagan second the motion. The motion passed by vote: Commissioner Skelton (aye) and Commissioner Gohagan (aye).

Commissioner Skelton opened the floor to discussion. At this time Blake Hodits read a letter to the Commission that stated that he has never asked the commission to approve a data center and that he is here today about the Ordinance and how it was written. Mr. Hodits asked what came of the review

that was requested of the County Counselor Charlie Dickman assessing the constitutional validity of the language and where it was published. County Counselor Charlie Dickman stated he has looked at the language and it is constitutionally permissible and valid. Mr. Hodits continued reading the rest of his letter to the commission. Commissioner Skelton asked if anyone wanted to comment on this issue. At this time Kris Franken, the author of this Appendix clarified some of the statements made by Mr. Hodits. Mr. Franken also stated that across the nation, including the city of Camden, there are moratoriums on the construction of data centers and Camden County chose not to go that way because we value property rights and chose to create an ordinance so rather than telling someone you cannot do something, we are saying you can but you are going to do it responsibly. Commissioner Skelton stated for the record that this Appendix is for the 3 ½ mile zone of planning & zoning around Lake of the Ozarks. It does not include the rest of Camden County. He stated that the Ordinance may the rest of Camden County, but the Appendix is specifically for the planning and zoning district that Camden County has. At this time Commissioner Skelton asked if anyone else had comments. Michael McDuffy made a comment about needing planning & zoning for Lake of the Ozark and that they are doing a great job.

Bid Opening – 260820 Transportation Treatment Court — Two bids were received; one from MTS Transportation Services and one from Lake Ride Pros, LLC. Commissioner Skelton made a motion to table this item until the next Commission meeting to give time to review the bids. Commissioner Gohagan second the motion. The motion passed by vote: Commissioner Skelton (aye) and Commissioner Gohagan (aye).

At this time Commissioner Skelton asked if anyone would like to bring something before the commission that is not on the agenda. Jessica Whitworth spoke regarding her concerns with what is going on at Mother Nature's Campground, specifically with the Insane Clown Posse event currently taking place, and what changes could be made. Ms. Whitworth along with other citizens addressed their concerns regarding the noise level, the time music is played, and littering.

Discussion was had. Commissioner Skelton stated there is a state statute for noise after 11:00 p.m. and advised to call law enforcement. Commissioner Skelton also stated that he will make the appropriate people at the campground aware of their concerns and can look into other things that can be done moving forward. No motions were made.

At this time Robert Bixby spoke about the improvements needed on Tranquil Woods Road that were previously agreed upon by the Commission and then a month later rescinded due to budget issues. He addressed his concerns with the large sum of money to pave another road. Discussion was had. No motions were made.

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 Skelton seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Skelton (aye). Session closed at 10:56 A.M.

Ordered that the Commission adjourn until further notice.

Steve Skelton, Presiding Commissioner

Alyssa Ross, Admin. Assistant