



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**MINUTES
CITY OF HARRISONVILLE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
JULY 17, 2025
6:00 PM**

1. Call to Order

A. Roll Call

Attendee Name	Title	Status	Arrived
Cheryl Bush	Commissioner	Excused	
Kevin Wood	Chairman	Present	
Joseph Parkhurst	Commissioner	Present	
Chris Chiodini	Vice-Chairman	Present	6:05 PM
Milton Sigenthaler	Commissioner	Excused	
Brian Pulliam	Commissioner	Present	
Scott Milner	Commissioner	Present	
Mayor Zaring	Commissioner	Present	

Others present: Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Minutes from the June 18, 2025, Planning and Zoning Commission meeting.

RESULT: Approved
MOVER: Brian Pulliam
SECONDER: Scott Milner
AYES: Kevin Wood, Joseph Parkhurst, Brian Pulliam, Scott Milner, Mayor Zaring
EXCUSED: Milton Sigenthaler, Cheryl Bush

3. Agenda Items

A. Appl. #FP-25-003--FINAL PLAT for Lots 72A, 128A, 129A, 133A, 134A - 137A, 142A, and 143A, Parkwood East - PUBLIC HEARING -TO BE CONTINUED TO A DATE CERTAIN OF AUGUST 21, 2025.

RESULT: Continue Application to August 21, 2025, meeting.
MOVER: Joseph Parkhurst
SECONDER: Mayor Zaring
AYES: Kevin Wood, Joseph Parkhurst, Brian Pulliam, Scott Milner, Mayor Zaring
EXCUSED: Cheryl Bush, Milton Sigenthaler

B. Appl. #FP-25-003--FINAL PLAT for Lots 72A, 128A, 129A, 133A, 134A - 137A, 142A, and 143A, Parkwood East - CONSIDERATION - TO BE CONTINUED TO A DATE CERTAIN OF AUGUST 21, 2025.

RESULT: Continue Application to the August 21, 2025, meeting.
MOVER: Joseph Parkhurst
SECONDER: Mayor Zaring
AYES: Kevin Wood, Joseph Parkhurst, Brian Pulliam, Scott Milner, Mayor Zaring
EXCUSED: Cheryl Bush, Milton Sigenthaler

C. Code Amendments--Land Use Table - PUBLIC HEARING

Director Stanton presented the Staff Report for the proposed Code Amendment. She said that the proposed Code Amendment to the Appendix A: Land Use Table, Chapter 405, is to allow the uses of packaging, processing, and warehousing within the Service Business (C-2) District with an approved Special Use Permit. These are typically industrial uses, but could make sense in the C-2 District in limited situations such as larger property that doesn't front on main thoroughfares which is why staff is recommending the proposed change to the Land Use Table.

Currently these uses are prohibited within the Service Business (C-2) District, allowing them with a Special Use Permit allows staff, the Planning and Zoning Commission, and the Board of Aldermen the flexibility to review such uses within this District on a case-by-case basis and add appropriate restrictions or deny the use if it is not a good fit.

Kevin Wood asked Director Stanton to clarify what changes were being made. She said on pages 7 and 8 of the Land Use Table an "S" was being added under packaging, processing, and warehousing. She said that these uses would be behind larger tier properties.

With no other questions or comments, the Public Hearing was closed at 6:08 PM.

D. Code Amendments--Land Use Table - CONSIDERATION

RESULT: Approved
MOVER: Brian Pulliam
SECONDER: Mayor Zaring
AYES: Kevin Wood, Joseph Parkhurst, Chris Chiodini, Brian Pulliam, Scott Milner, Mayor Zaring
EXCUSED: Cheryl Bush, Milton Sigenthaler

4. Discussion Items

Director Stanton told the Commission that the application the Commission continued this evening would be on the Agenda next month.

5. Adjourn

With nothing further to come before the Commission, Mayor Zaring made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:10 PM.

Respectfully Submitted:

Jamie Martin, Recording Secretary