

**Fair Grove Planning and Zoning Open Meeting**

81 S. Orchard  
Fair Grove, MO  
August 3, 2020

Draft

Roll call taken by Chairman Don Brite.

Paul Foreman, Dan Manning, Anthony Miller, Dennis Frame, Travis Lee,  
Mayor Steve Short, Dennis Roe present.

Meeting called to order at 6:30pm.

**PUBLIC PORTION – Public may speak on any item on this agenda.** Richard Icenhower addressed Commission stating that this business does not belong in a Commercial zoned area. Should be Industrial zoned. He read aloud section 405.340, A.1 of City codes. Other public concerned about property values, smell and noise. Roe stated the Commission may have given the preliminary OK in 2018 with the possibility of misunderstanding the codes.

Laurie Fullerton: Asked if they should/needed to rezone. She stated the new Processing Plant will not be the same as the existing one. Everything will be inside, enclosed. There will be no smell because of the type of construction. It is completely different construction. All refrigerated and inside. Very modern. They have toured other facilities like the one they plan to build and there is no smell. All is contained, enclosed. She said the USDA is pushing to get the new facility built, that the USDA reached out to them inquiring of the status of the where they are at now. There is a demand for these types of Processing Plants.

**Review Site Plan-Darren Fullerton:** Brite stated in 2018 it was a consensus and the minutes show concerns the Commission had with zoning. According to the Codes, it is permitted in M-1 Industrial, maybe rezone. Darren Fullerton stated he was told to move forward and would not have done so or spent a lot of money if not. Miller stated it would be in the best interest of the City to work with Fullerton to find a way for this. Would create jobs and tax income. Roe asked about having the City Attorney look at the codes. Chris Kennerd, Fullerton's builder, stated the Fullerton's have spent a considerable amount of money and time on this project and researching it, having been told they could move forward. He asked how the City moves forward from here, how much time it will take and what the procedure is; that the waiting is costing the Fullerton's money so should they move to outside the City limits. Kennerd stated it is a Processing Plant not a Locker Plant. That the smell would be contained within and is all in a cooled environment. Nothing is outside, the USDA requires same day slaughter, and the USDA approached them. The tax revenue for Fair Grove would increase and they would not just be serving Fair Grove but the surrounding area and more. Manning stated to Jeannie Icenhower, in audience, wasn't there concern of smell being a problem when the trash company wanted to build there and asked her how that worked out. Jeannie stated it was not as bad as they'd thought. Roe recommended asking the City Attorney for an opinion on the C-1 and M-1 codes. Foreman stated he would like some clarification on the codes. Roe suggested a special meeting to help with time frame. Dates discussed. Miller spoke to Fullerton saying the Commission needs a bit more time to go over this. Fullerton said he will work with the City.

**Motion** by Miller to request City Attorney review General Commercial and Industrial codes for verification. Second Lee. Discussion: Brite stated he understands the concerns but also cannot say he is against the Plant. All enclosed and same day slaughter takes a lot of the negative out. His concern is that we meet the codes. Kennerd stated there will be a USDA Inspector on site every day.

Miller aye, Manning aye, Frame aye, Foreman aye, Lee aye, Mayor aye, Roe aye, Brite aye.

**Motion** by Lee to have Special Meeting to review City Attorneys input on August 17, 2020, 6:30pm.  
Second Roe. Discussion: none.  
Miller aye, Manning aye, Frame aye, Foreman aye, Lee aye, Mayor aye, Roe aye, Brite aye.

**Reset September meeting due to falling on a holiday:** Dates discussed.  
**Motion** by Roe to reset September meeting to September 1, 2020 at 6:30pm. Second Miller.  
Discussion: none  
Miller aye, Manning aye, Frame aye, Foreman aye, Lee aye, Mayor aye, Roe aye, Brite aye.

**Approve Planning and Zoning minutes from July 6, 2020:**  
**Motion** by Roe to approve July 6, 2020 minutes. Second Foreman.  
Discussion: none  
Miller aye, Manning aye, Frame aye, Foreman aye, Lee aye, Mayor aye, Roe aye, Brite aye.

**Motion to adjourn meeting** by Miller. Second Lee.  
All ayes. Adjourned at 7:19pm.

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Darra Justice