

CITY OF FARMINGTON

Public Hearing Minutes of Hearing November 13, 2025 6:00 p.m.

The City Council of the City of Farmington met on November 13, 2025 at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The hearing was called to order by Mayor Morrison.

The roll was called with the following Councilors present: Chad Follis, Vince Kauflin, Wayne Linnenbringer, Joshua Smith, Dan Combs, Vanessa Pegram, and David Kennedy.

Councilor Parks was absent.

City Counselor, Scott Reid, was present.

Mayor Morrison stated that a Public Hearing is being held to gain input regarding:

An Application for Rezoning at 201 Sugar Maple Circle (Case REZ-25-0007). The Property is Currently Zoned "R-2" Single Family Residential with a Proposed Zoning of "C-2" General Commercial District, submitted by Dwight Jones, Harvest Christian Center

Tim Porter, Development Services Director, explained that the request is for the rezoning of lots 8 through 12. The 2011 Comprehensive Plan placed the property as residential, but the current draft Comprehensive Plan lists the property as mixed use. The Planning and Zoning Committee forwarded the request to City Council with an unfavorable recommendation due to a lack of proposed plans for the development of the property.

Thomas Thomas, 1091 Ridgetop Dr, expressed concern regarding the increased traffic flow at the intersection of Maple Street and Woodlawn Drive.

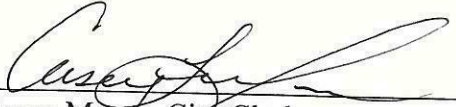
Greg Beavers, City Administrator, explained a traffic study was completed and a roundabout was recommended. He stated a traffic signal would not be used due to the possibility of traffic backup on 67 Highway.

Kyle Marshal, 1885 Black Oak Drive, shared concerns with the Council regarding water runoff, traffic safety, and noise with a mixed or commercial use zoning with the property. He explained his property runs adjacent to the subject property and he experiences drainage issues currently. He shared concerns that a commercial development would increase the water runoff to his property.

Larry Lacy, Public Works Director, stated the City would require a water detention plan with a development.


Paul Blome, 1121 Ridgetop Drive, addressed the Council with concerns regarding increased traffic flow with commercial property development to the right and left of Maple Street.

Hearing closed at 6:25 p.m.


Casey Moore, City Clerk

November 24, 2025

Date Approved by Council


Chris Morrison, Mayor

11/24/2025
Date



CITY OF FARMINGTON

Public Hearing Minutes of Hearing November 13, 2025 6:25 p.m.

The City Council of the City of Farmington met on November 13, 2025 at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The hearing was called to order by Mayor Morrison.

The roll was called with the following Councilors present: Chad Follis, Vince Kauflin, Wayne Linnenbringer, Joshua Smith, Dan Combs, Vanessa Pegram, and David Kennedy.

Councilor Parks was absent.

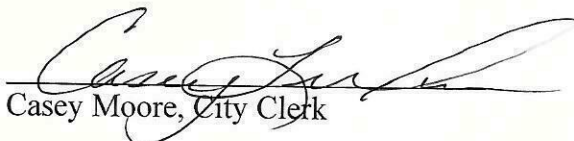
City Counselor, Scott Reid, was present.

Mayor Morrison stated that a Public Hearing is being held to gain input regarding:

An Application for a Special Use Permit to install ground mounted solar panels at 404 Willow Creek (Case SUP-25-0003). The Property is Currently Zoned "R-2" Single Family Residential, submitted by Leandro Benitez Pereira

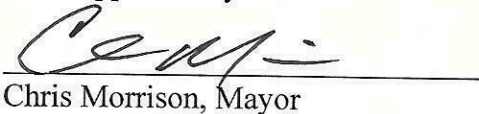
Tim Porter, Development Services Director, explained the property contains a jackery battery backup. The property owner would like to install ground mounted solar panels to recharge the battery backup system. The Planning and Zoning Committee forwarded the request to City Council with a favorable opinion with the condition that the solar panels must be designed to support snow load.

Hearing closed at 6:28 p.m.


Casey Moore, City Clerk

November 24, 2025

Date Approved by Council


Chris Morrison, Mayor

11/24/2025
Date



CITY OF FARMINGTON

Public Hearing Minutes of Hearing November 13, 2025 6:28 p.m.

The City Council of the City of Farmington met on November 13, 2025 at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The hearing was called to order by Mayor Morrison.

The roll was called with the following Councilors present: Chad Follis, Vince Kauflin, Wayne Linnenbringer, Joshua Smith, Dan Combs, Vanessa Pegram, and David Kennedy.

Councilor Parks was absent.

City Counselor, Scott Reid, was present.

Mayor Morrison stated that a Public Hearing is being held to gain input regarding:

An Application to Vacate a portion of Right-of-Way at 536 Pine St (Case ROW-25-0002)
The Property is currently zoned "R-3" Single-Family Residential, submitted by Vicky Jarvis

Tim Porter, Development Services Director, explained the right-of-way is an unopened street leading to the back portion of the property. The property owner desires to have the right-of-way vacated to make the property more marketable for development. Mr. Porter explained he informed the property owner if the right-of-way was vacated, the property would become land locked. The property owner signed an affidavit stating the city was under no obligation to notify future land owners, and it was the responsibility of the current property owner to grant easements and utility easements to the property.

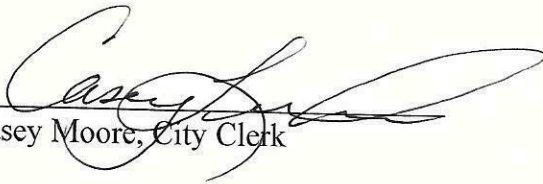
Delores Lewelle, 543 Windsor Lane, addressed the Council with concerns regarding water runoff and privacy if the lot is developed for a residential structure. She explained her property sits lower than the subject property and experiences flooding issues. She asked the City to require future developers to address water runoff issues, as well as build a privacy fence around the property.

Greg Beavers, City Administrator, explained under current regulations the City can not require a property owner to build a privacy fence.

Dean Goforth, 541 Windsor Lane, asked the Council if the current zoning would be changed from single-family designation this evening, and asked for clarification on what type of structure could be built with a single-family designation. He also expressed concern with water runoff due to existing flooding issues.

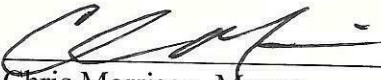
Larry Lacy, Public Works Director, explained the City would require a retention pond for the development of the property to address the water runoff issues.

Hearing closed at 6:53 p.m.


Casey Moore, City Clerk

November 24, 2025

Date Approved by Council


Chris Morrison, Mayor

11/24/2025
Date



CITY OF FARMINGTON

City Council Minutes of Meeting November 13, 2025 6:00 p.m.

The City Council of the City of Farmington met on October 27, 2025, at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri 63640.

The meeting was called to order by Mayor Morrison.

Mayor Morrison held a moment of silence for the passing on Jon Cozean.

Wayne Linnenbringer gave the invocation.

The roll was called with the following Councilors present: Chad Follis, Vince Kauflin, Wayne Linnenbringer, Joshua Smith, Dan Combs, Vanessa Pegram, and David Kennedy.

Councilor Parks was absent.

City Counselor, Scott Reid, was present.

Officials present were Casey Moore, Greg Beavers, Kyle Carter, Larry Lacey, Lainie Gault, and Larry Lacy.

Councilor Kennedy made a motion to amend the agenda to remove Bill 36112025, seconded by Councilor Pegram, and passed unanimously.

Candy Hente, Chamber of Commerce, provided updates for the Lead Local program and the Small Business Development Center.

Reports were given by Committee Chairs with discussion.

Councilor Kennedy made a motion to approve the consent agenda, seconded by Councilor Pegram, and passed unanimously.

1. Consent Agenda
 - A. Department Reports
 - B. Minutes of Previous Meeting (October 27, 2025)
 - C. Declaration of Surplus Property

Councilor Kennedy made a motion for a reading by title only and Council action on Resolution R63-2025, seconded by Councilor Pegram, and passed unanimously.

Scott Reid, City Counselor, read the following Resolution once by title only.

RESOLUTION R63-2025: A RESOLUTION FOR THE PURPOSE OF APPOINTING MEMBERS TO SERVE ON THE FARMINGTON INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF FARMINGTON, MISSOURI. (COLIN ROGERS AND MICHELLE DANIEL)

Resolution passed unanimously.

Councilor Kennedy made a motion for a reading by title only and Council action on Resolution R64-2025, seconded by Councilor Pegram, and passed unanimously.

Scott Reid, City Counselor, read the following Resolution once by title only.

RESOLUTION R64-2025: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, AUTHORIZING AN AMENDMENT TO THE LEASE AGREEMENT WITH CASA OF THE PARKLAND. (211 NORTH A STREET)

Resolution passed unanimously.

Councilor Kennedy made a motion for a reading by title only and Council action on Resolution R65-2025, seconded by Councilor Pegram, and passed unanimously.

Scott Reid, City Counselor, read the following Resolution once by title only.

RESOLUTION R65-2025: A RESOLUTION OF THE CITY OF FARMINGTON, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE A CONTRACT WITH PGAV PLANNERS. (ZONING CODE UPDATES)

Resolution passed unanimously.

Councilor Kennedy made a motion for a first reading by title only on Bill 32112025, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Ordinance once by title only.

BILL 32112025: AN ORDINANCE AMENDING THE GENERAL ZONING ORDINANCE AND ACCOMPANYING MAP THERETO AND KNOWN AS GENERAL ORDINANCE 11-21 BY CHANGING THE CLASSIFICATION OF THE ZONE DISTRICT FOR CERTAIN PARCELS OF LAND DESCRIBED HEREIN. (201 SUGAR MAPLE CIRCLE)(CASE REZ-25-0007)

Councilor Kennedy made a motion for a first reading by title only on Bill 33112025, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Ordinance once by title only.

BILL 33112025: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, GRANTING A SPECIAL USE PERMIT AT 404 WILLOW CREEK TO ALLOW FOR GROUND MOUNTED SOLAR PANELS. (CASE SUP-25-0003)

Councilor Kennedy made a motion for a first reading by title only on Bill 34112025, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Ordinance once by title only.

BILL 34112025: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, VACATING A PORTION OF RIGHT-OF-WAY AT 536 PINE STREET. (CASE ROW-25-0002)


Councilor Kennedy made a motion for a first reading by title only on Bill 35112025, seconded by Councilor Linnenbringer, and passed unanimously.

Scott Reid, City Counselor, read the following Ordinance once by title only.

BILL 35112025: AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, VACATING AN EASEMENT AT 1001 WEBER ROAD. (CASE EASV-25-0003)

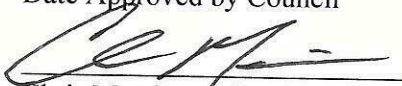
Councilor Pegram made a motion to adjourn, seconded by Councilor Linnenbringer, and passed unanimously.

Meeting adjourned.


Casey Moore, City Clerk

November 24, 2025

Date Approved by Council


Chris Morrison, Mayor

11/24/2025
Date

